



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 21-102574-LD and 21-102598 LO  
Project Name/Address: 88 Degrees / 1733 127th Avenue NE  
Planner: Kimo Burden  
Phone Number: (425)-452-5242

**Minimum Comment Period: April 22, 2021, 5PM**

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:



# SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Background

1. Name of proposed project, if applicable \_\_\_\_\_
2. Name of applicant \_\_\_\_\_
3. Contact person \_\_\_\_\_ Phone \_\_\_\_\_
4. Contact person address \_\_\_\_\_
5. Date this checklist was prepared \_\_\_\_\_
6. Agency requesting the checklist \_\_\_\_\_



7. Proposed timing or schedule (including phasing, if applicable)

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

11. List any government approvals or permits that will be needed for your proposal, if known.

**Critical Areas Land Use Permit**

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Subject to Change

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

## Environmental Elements

### Earth

1. General description of the site:

- ☐ Flat
- ☐ Rolling
- ☐ Hilly
- ☒ Steep Slopes
- ☐ Mountainous
- ☐ Other \_\_\_\_\_

**Located on the west property line there are regulated critical area steep slopes**

2. What is the steepest slope on the site (approximate percent slope)? \_\_\_\_\_

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

**Will be analyzed through the permit process**

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? \_\_\_\_\_

**Subject to change**

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

**A Geotechnical Report prepared by Terra Associates, Inc. Dated 9/30/2020 and was submitted with this application**

**Erosion Control per BCC 23.76**

**Air**

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

**Construction dust mitigation measures per Clear & Grade Code: BCC 23.76**

## Water

Project subject to Utility Code  
BCC 24.06 and any required Utility  
Permits.

### 1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

- e. Does the proposal lie within a 100-year floodplain? \_\_\_\_\_  
If so, note the location on the site plan.

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

- b. Could waste materials enter ground or surface waters? If so, generally describe.

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

## Plants

1. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other \_\_\_\_\_
- ☐ evergreen tree: fir, cedar, pine, other \_\_\_\_\_
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other \_\_\_\_\_
- ☐ water plants: water lily eelgrass, milfoil, other \_\_\_\_\_
- ☐ other types of vegetation \_\_\_\_\_

Landscape  
Development required  
per LUC 20.25D.110

2. What kind and amount of vegetation will be removed or altered?

3. List any threatened and endangered species known to be on or near the site.

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.



5. List all noxious weeds and invasive species known to be on or near the site.

### Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, ☐other \_\_\_\_\_

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other \_\_\_\_\_

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other \_\_\_\_\_

2. List any threatened and endangered species known to be on or near the site.

3. Is the site part of a migration route? If so, explain.

4. Proposed measures to preserve or enhance wildlife, if any.

5. List any invasive animal species known to be on or near the site.

### Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

## Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

- a. Describe any known or possible contamination at the site from present or past uses.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

- d. Describe special emergency services that might be required.

- e. Proposed measures to reduce or control environmental health hazards, if any.

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Construction noise will be limited to the City's Noise Ordinance BCC 9.18

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?  
Indicate what hours noise would come from the site.

- c. Proposed measures to reduce or control noise impacts, if any.

## Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

3. Describe any structures on the site.

4. Will any structures be demolished? If so, what?

5. What is the current zoning classification of the site? \_\_\_\_\_

6. What is the current comprehensive plan designation of the site? \_\_\_\_\_

BR-R

7. If applicable, what is the current shoreline master program designation of the site?

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

9. Approximately how many people would reside or work in the completed project? \_\_\_\_\_

10. Approximately how many people would the completed project displace? \_\_\_\_\_

11. Proposed measures to avoid or reduce displacement impacts, if any.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

## Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

3. Proposed measures to reduce or control housing impacts, if any.

## Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

2. What views in the immediate vicinity would be altered or obstructed?

3. Proposed measures to reduce or control aesthetic impacts, if any

### Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

2. Could light or glare from the finished project be a safety hazard or interfere with views?

3. What existing off-site sources of light or glare may affect your proposal?

4. Proposed measures to reduce or control light and glare impacts, if any.

Project subject to light and glare requirements per LUC 20.20.522

### Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

2. Would the proposed project displace any existing recreational uses? If so, describe.



3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

### Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

## Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Subject to Change

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

8. Proposed measures to reduce or control transportation impacts, if any.

## Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

2. Proposed measures to reduce or control direct impacts on public services, if any.

## Utilities

1. Check the utilities currently available at the site:

- ☐ Electricity
- ☐ natural gas
- ☐ water
- ☐ refuse service
- ☐ telephone
- ☐ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

## Signature

*The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.*

Signature 

Name of signee Ryan Kohlmann

Position and Agency/Organization The Pulte Group, Director-Land Planning & Entitlement Pacific NW

Date Submitted 2/3/2021







# 88 DEGREES TOWNHOMES

## DESIGN REVIEW SUBMITTAL

BELLEVUE, WA

January 29, 2021



### PROJECT SUMMARY

**Introduction**  
88 Degrees is a community of 80 homes located within walking distance of the proposed Spring District East Link Station in the revitalizing Bel-Red District. This project will offer distinguished architecture with attractive views to Downtown Bellevue and the Spring District. 88 Degrees will further the City's goals of transforming the former industrial areas of this area into a dynamic urban village.

**Existing Conditions**  
This 4.1-acre site is within the Bel-Red Residential (BR-R) District which encourages primarily residential uses. The site is currently occupied by Cedar Grove landscape material supply. Adjacent parcels also within the BR-R zoning designation include a one-story stepped office/industrial building to the north, a two-story office building and vacant land to the east, and the one-story King County Metro Bus Base to the south. A series of one-story public storage buildings are located to the west and fall with the BR-OR zone. The site generally slopes from northeast to southwest at about 8 percent on average. One designated steep slope area is located just off the northwest corner of the property, from which a buffer is provided on project site.

**Site Plan**  
Sixteen townhome buildings step down the site, incorporating the existing grade conditions into the neighborhood design. A series of public green spaces extend in an east-west direction at the front doors of each home, providing communal gathering areas. The center-most open space area is widened and enhanced to serve as the multifamily play area, fulfilling the open space requirement. The project's series of paseos and open spaces are connected with a sidewalk system throughout the site. A Green Street is provided along the southern portion of the community per Bel Red development standards. Approximately 163,000 square feet of gross floor area is provided for a total FAR of 1.16. This allows the project to utilize the FAR amenity system. Each home has two parking spaces within a garage, which is the maximum allowed per the BR-R District. Guest spaces are not required in this zone; however, seven parking spaces have been provided within the site, in addition to the public parallel parking available along 127th Ave NE.

**Architecture**  
Contemporary architectural forms and materials have been chosen for this site to provide a stately presence along the project frontage. The proposed materials, finishes, and color details are described within this document. The building facades incorporate techniques such as stepbacks, offsets, and material changes to break up the massing of the structures and create an interesting, varying elevation. Second level balconies and 4th-floor roof decks are provided on many of the plans to take advantage of the sweeping views of the City. The building height proposed for the project is about 37 feet, which is below the 45 foot maximum allowed.

**Landscape**  
A hierarchal layering of shrubs and trees has been designed for the project to soften building edges, provide buffering and screening, and define walkways and entries. Multifamily play areas are designed within the site to provide open space and gathering areas for residents. This project provides 4,400 square feet of play area which is above the 4,300 square foot requirement for 80 homes as shown in the landscape section of this package. Bicycle parking spaces are provided as part of the landscape plan to meet the requirement of 8 spaces.

FAR	
Total area	154581.2
Area of Lot	179281.0
FAR	1.16



88 DEGREES

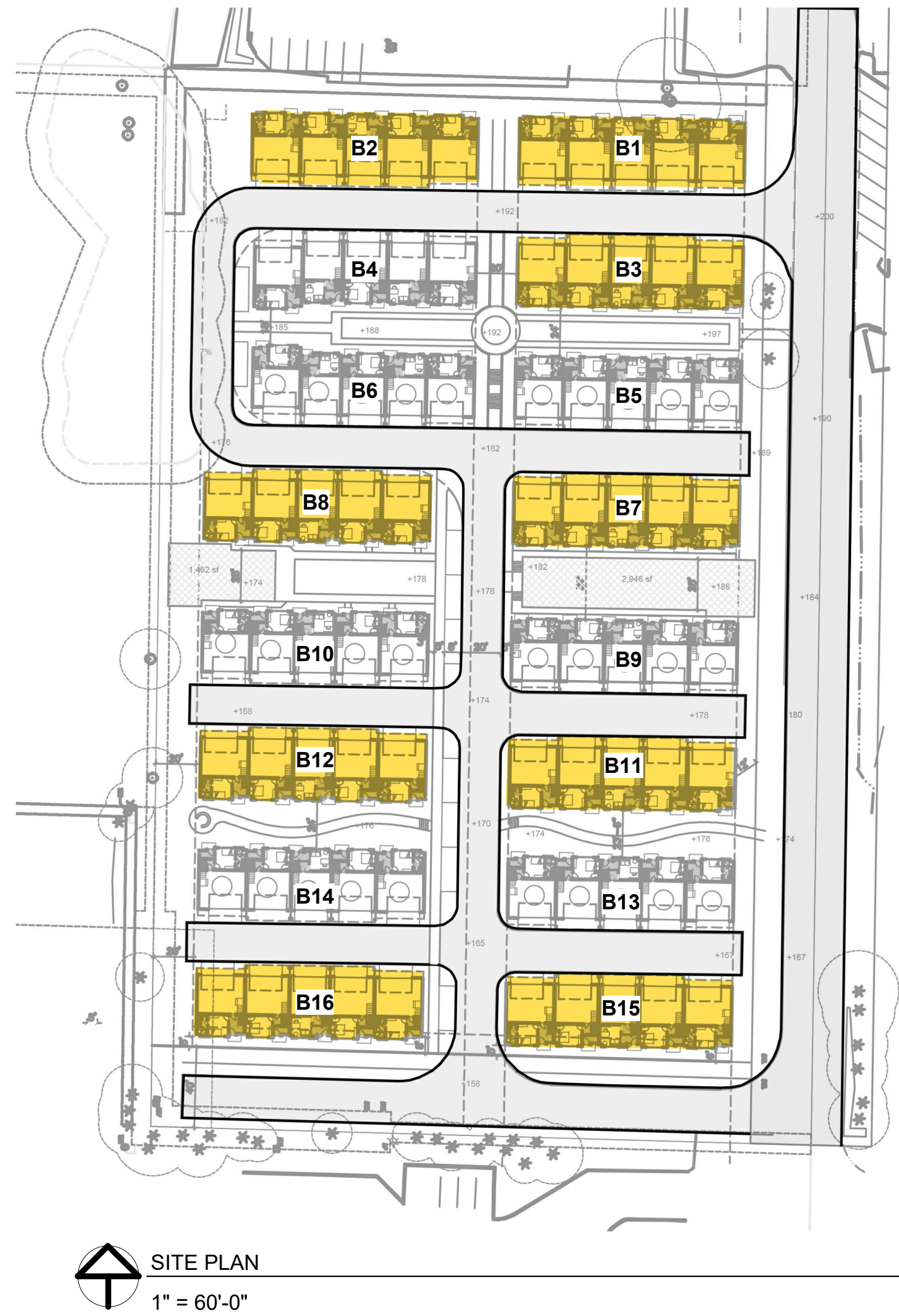
BELLEVUE, WA



JOB NO1590.004  
DATE 01/29/21  
10900 NE 8th Street #1120  
Bellevue, WA 98004  
425.453.5388

A.1

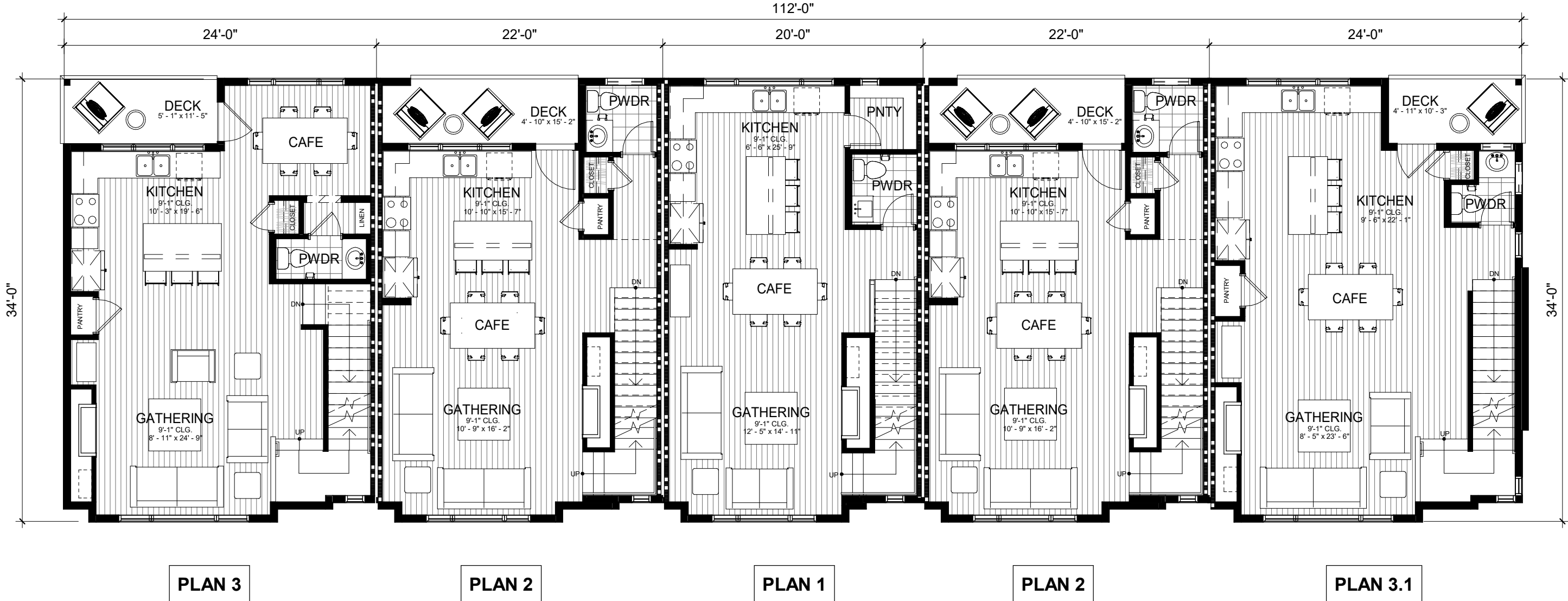




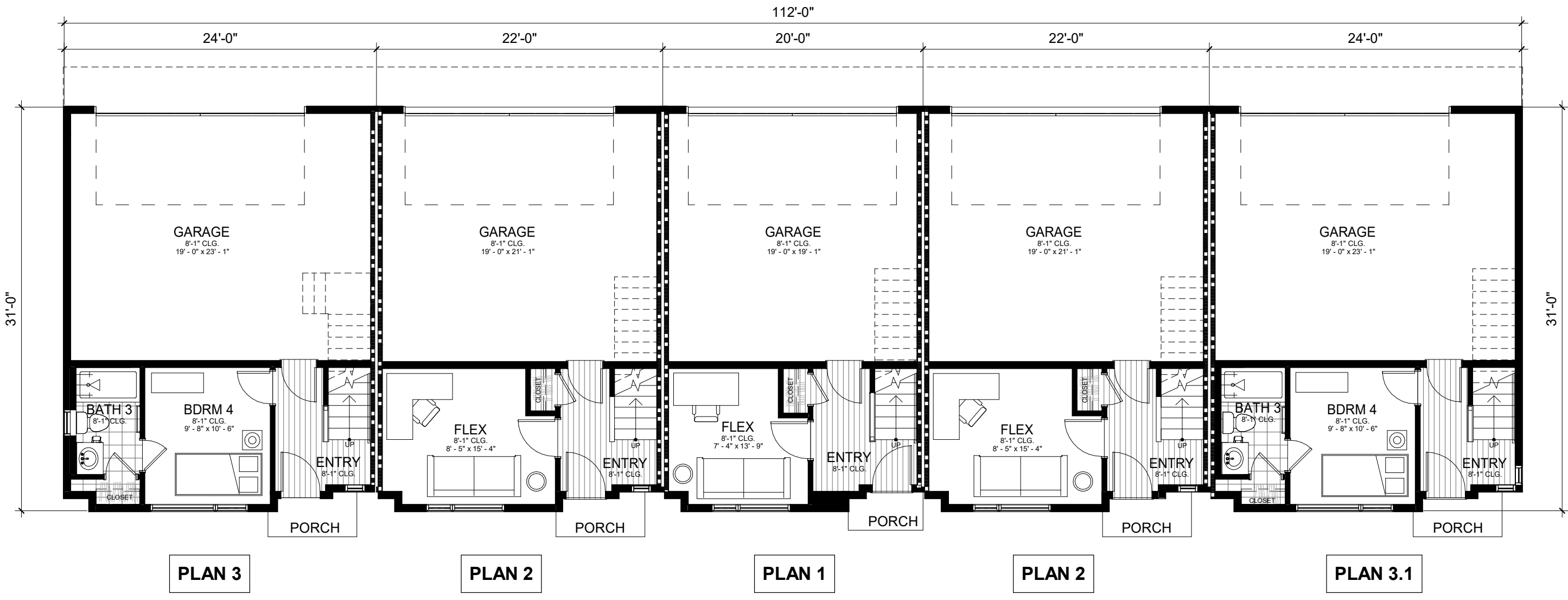
BUILDING TYPE A PLANS -  
B1, B2, B3, B7, B8, B11, B12, B15, & B16



3 BUILDING TYPE A - 3RD FLOOR  
1/8" = 1'-0"



2 BUILDING TYPE A - 2ND FLOOR  
1/8" = 1'-0"



1 BUILDING TYPE A - 1ST FLOOR  
1/8" = 1'-0"

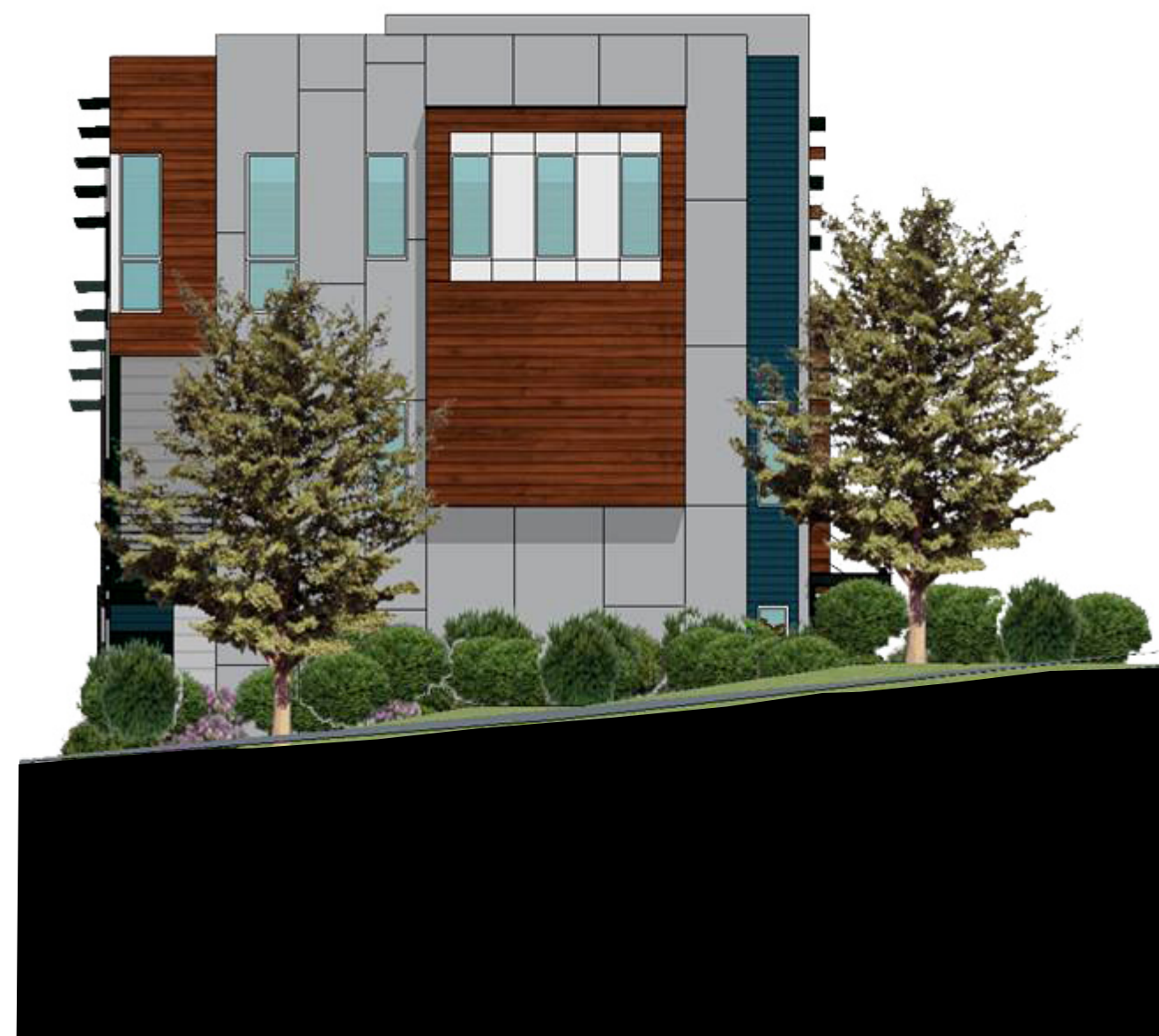
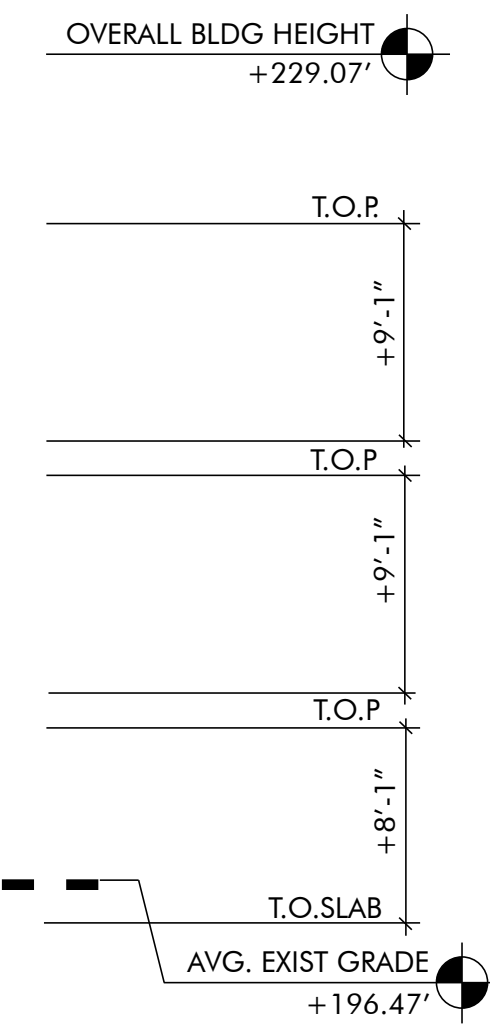




LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

## BUILDING TYPE A ELEVATIONS



88 DEGREES  
BELLEVUE, WA



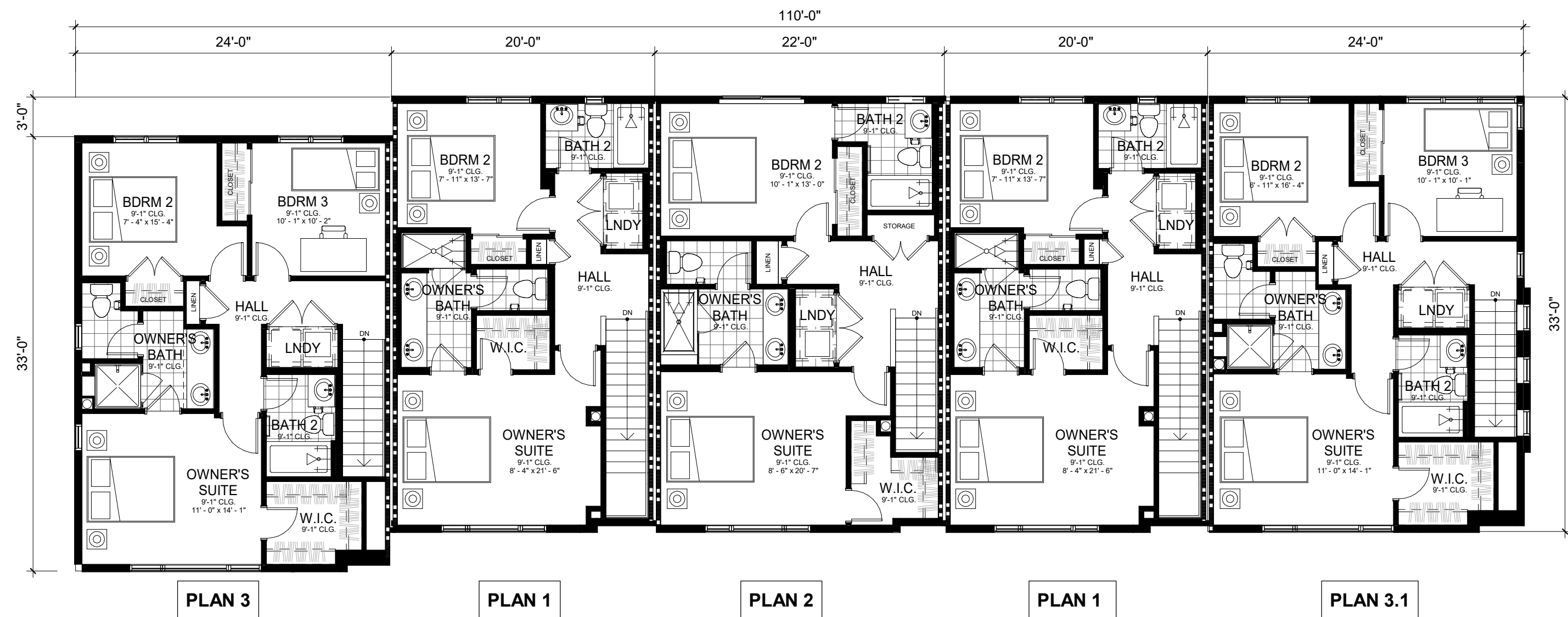
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DATE 09/20/2011  
DESIGNED BY: [Name]  
CHECKED BY: [Name]

A.3

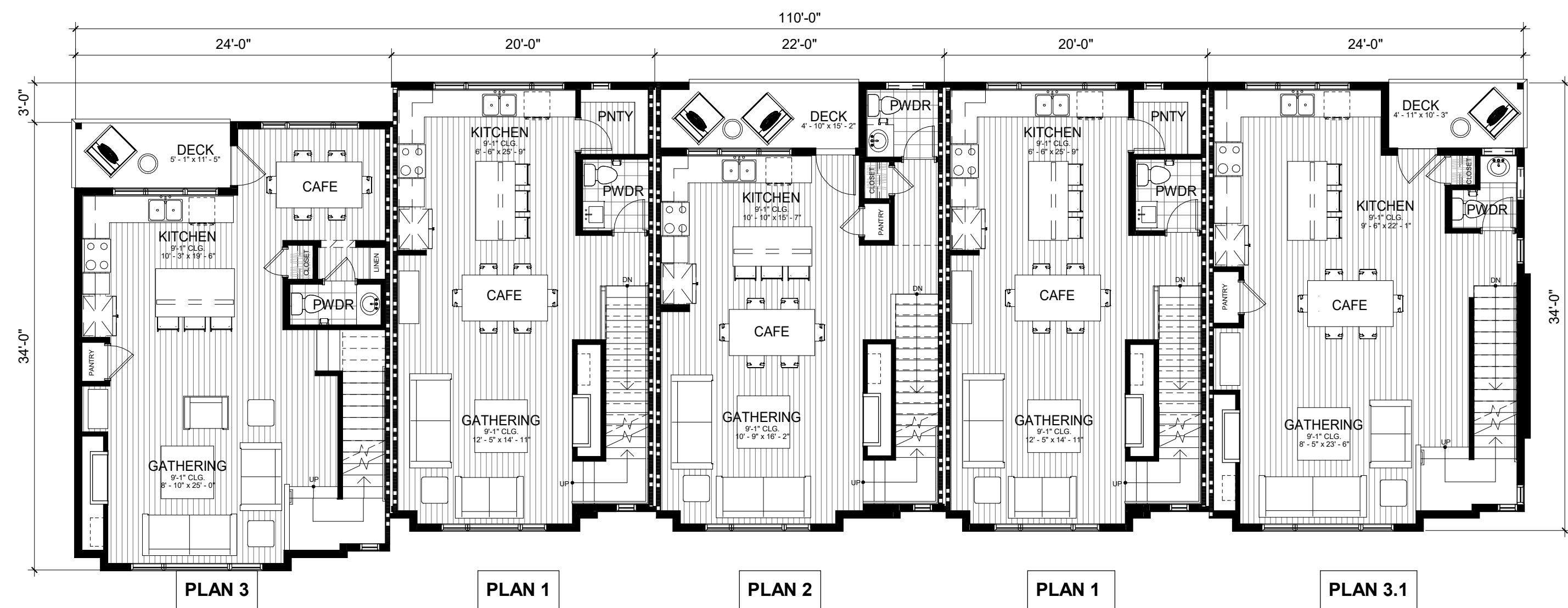




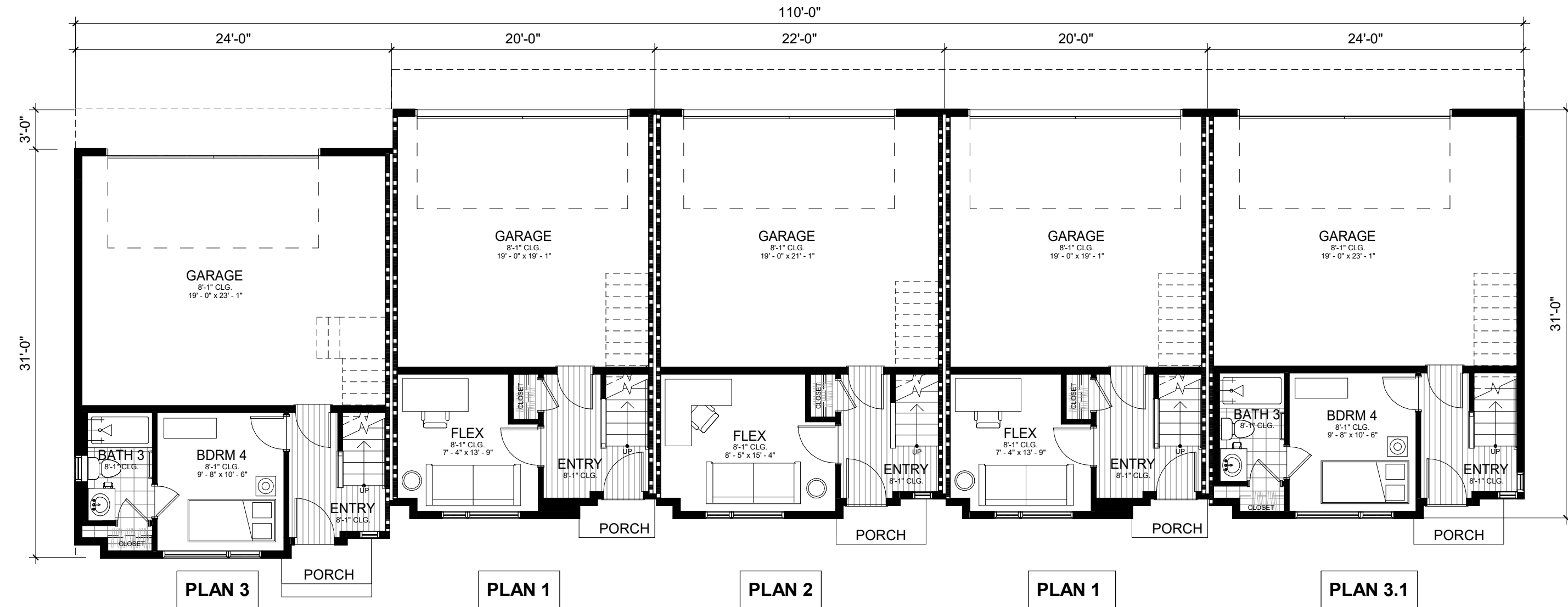
SITE PLAN  
1" = 60'-0"



③ BUILDING TYPE B - 3RD FLOOR  
1/8" = 1'-0"



② BUILDING TYPE B - 2ND FLOOR  
1/8" = 1'-0"



① BUILDING TYPE B - 1ST FLOOR  
1/8" = 1'-0"

## BUILDING TYPE B PLANS - B4



88 DEGREES

BELLEVUE, WA



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A.4

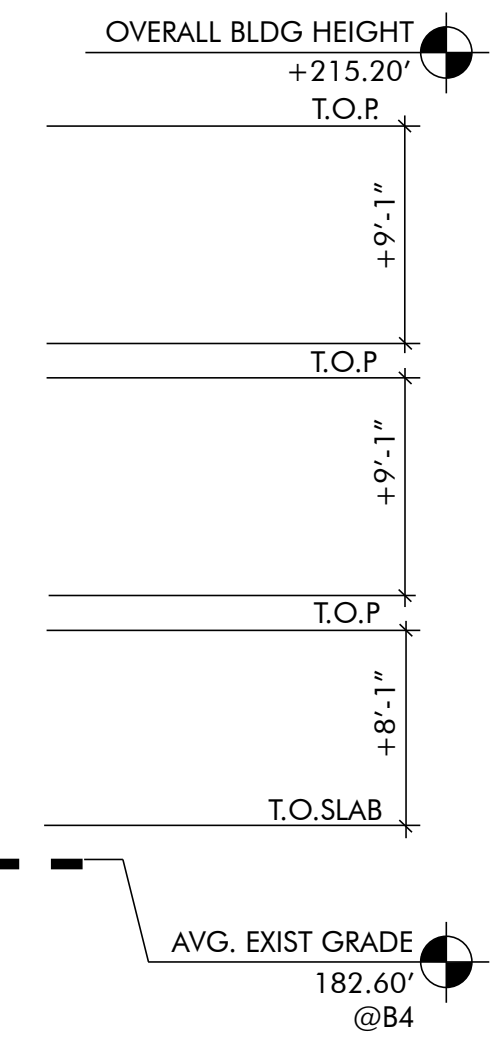




LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

## BUILDING TYPE B ELEVATIONS



88 DEGREES

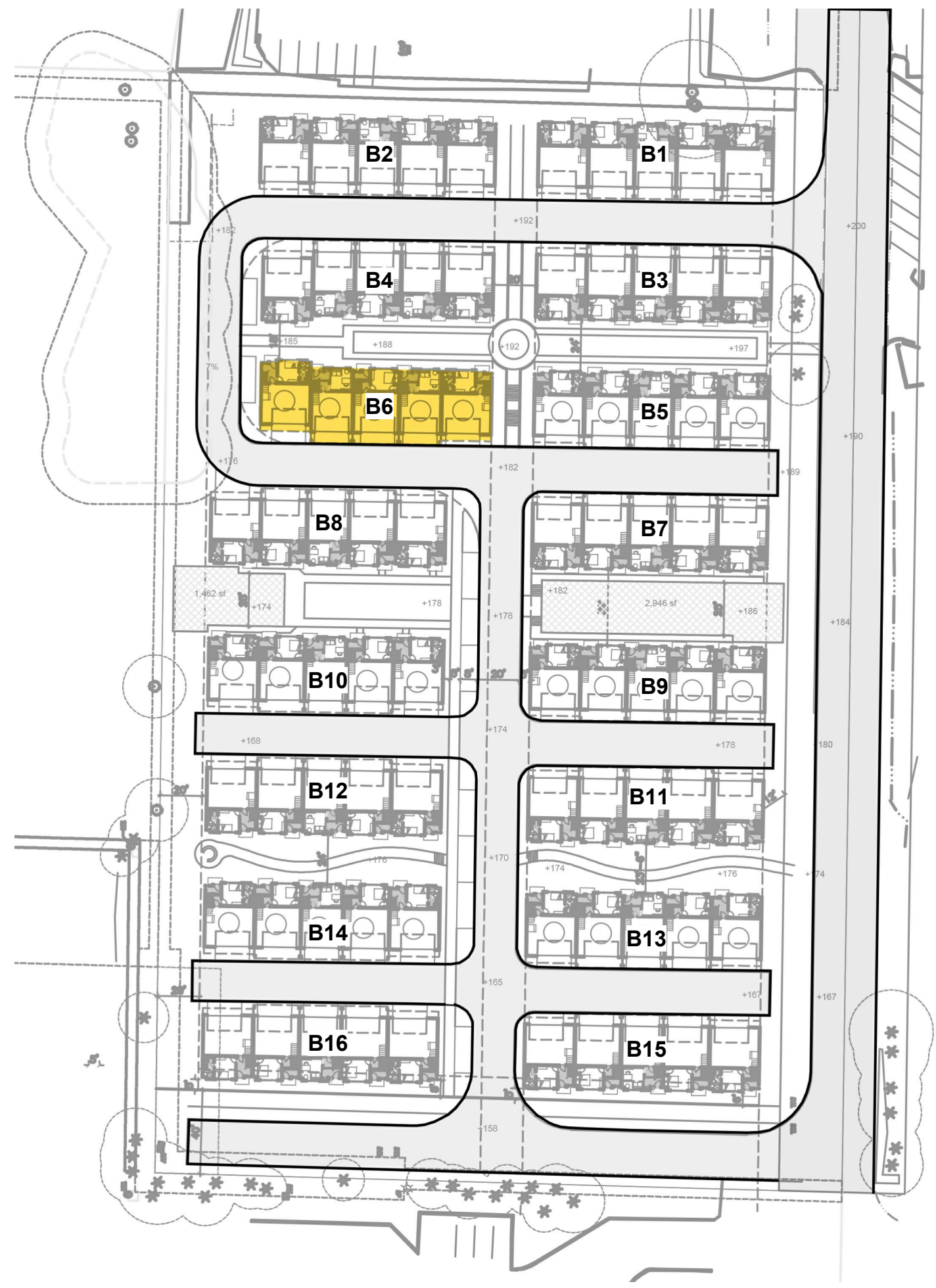
BELLEVUE, WA



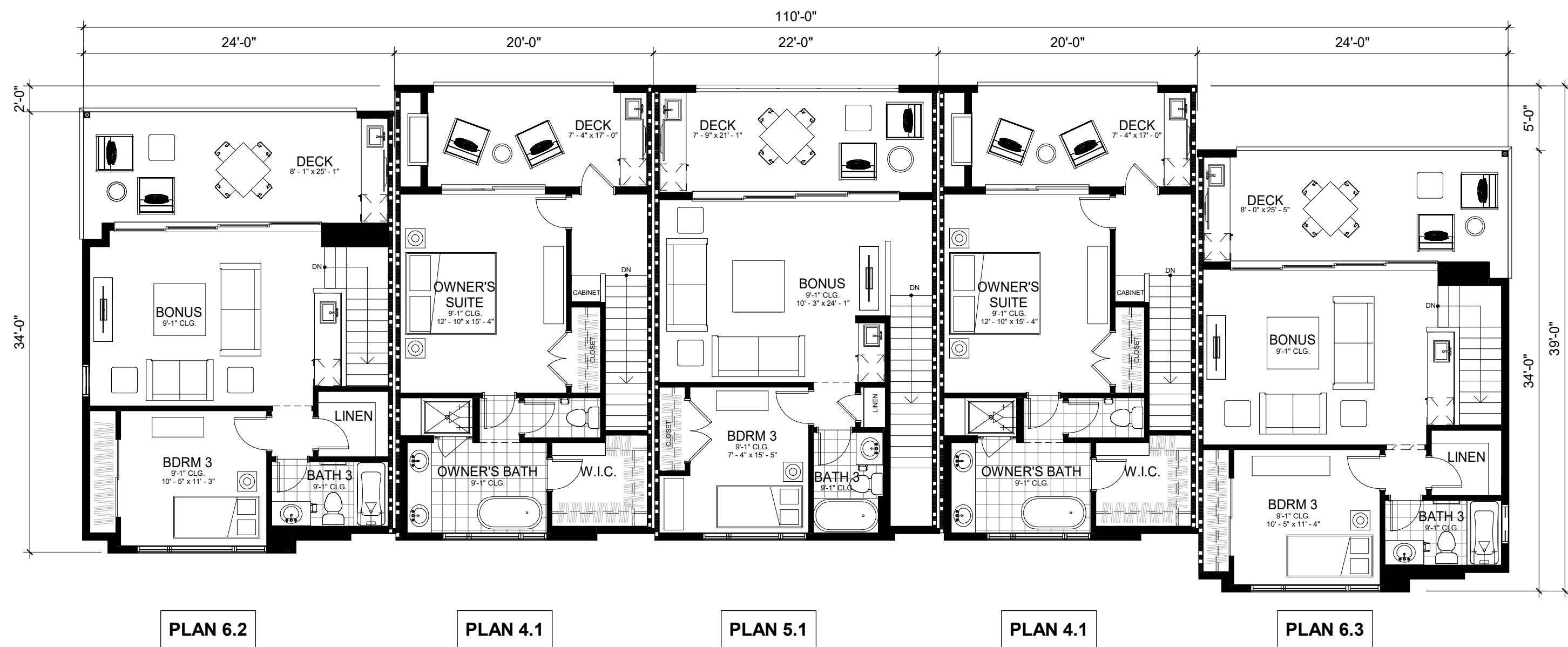
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DESIGNED BY: [Name]  
DRAWN BY: [Name]  
CHECKED BY: [Name]

A.5

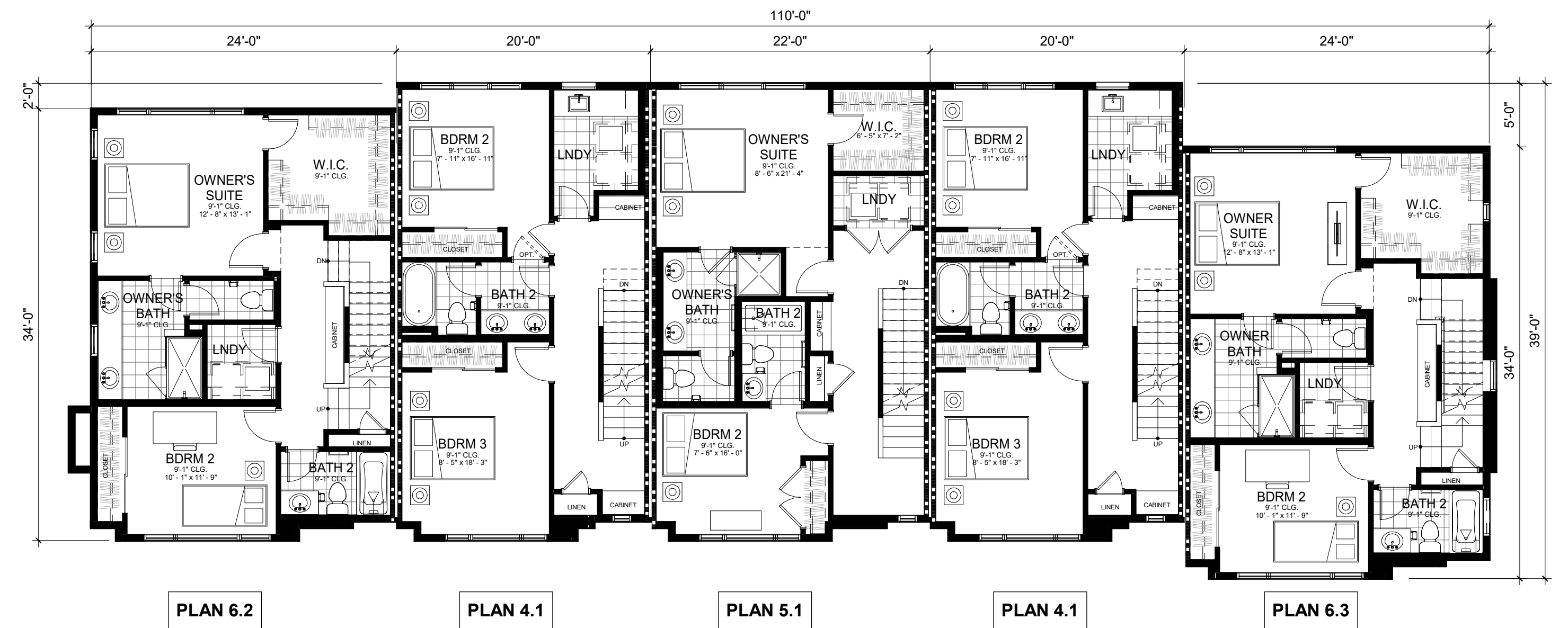




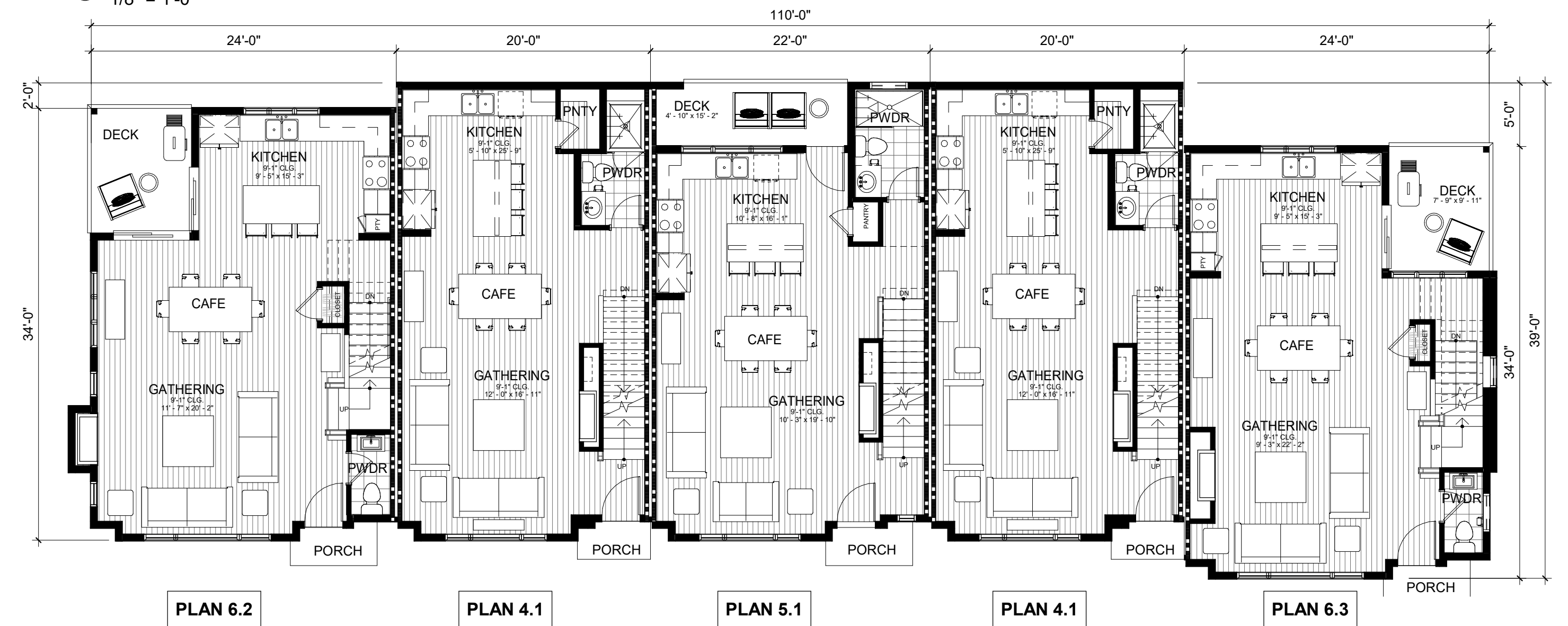
SITE PLAN  
1" = 60'-0"



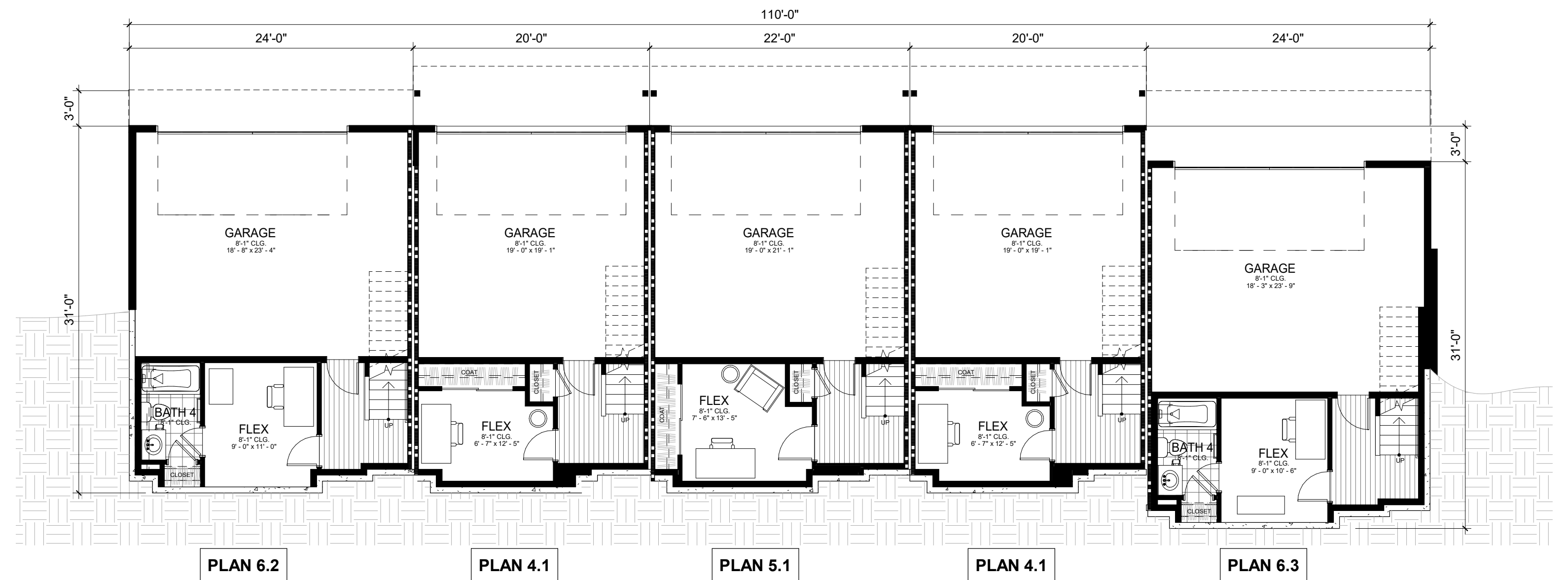
4 BUILDING TYPE C - 3RD FLOOR  
1/8" = 1'-0"



3 BUILDING TYPE C - 2ND FLOOR  
1/8" = 1'-0"



2 BUILDING TYPE C - 1ST FLOOR  
1/8" = 1'-0"



1 BUILDING TYPE C - LOWER LEVEL  
1/8" = 1'-0"

## BUILDING TYPE C PLANS - B6



88 DEGREES

BELLEVUE, WA



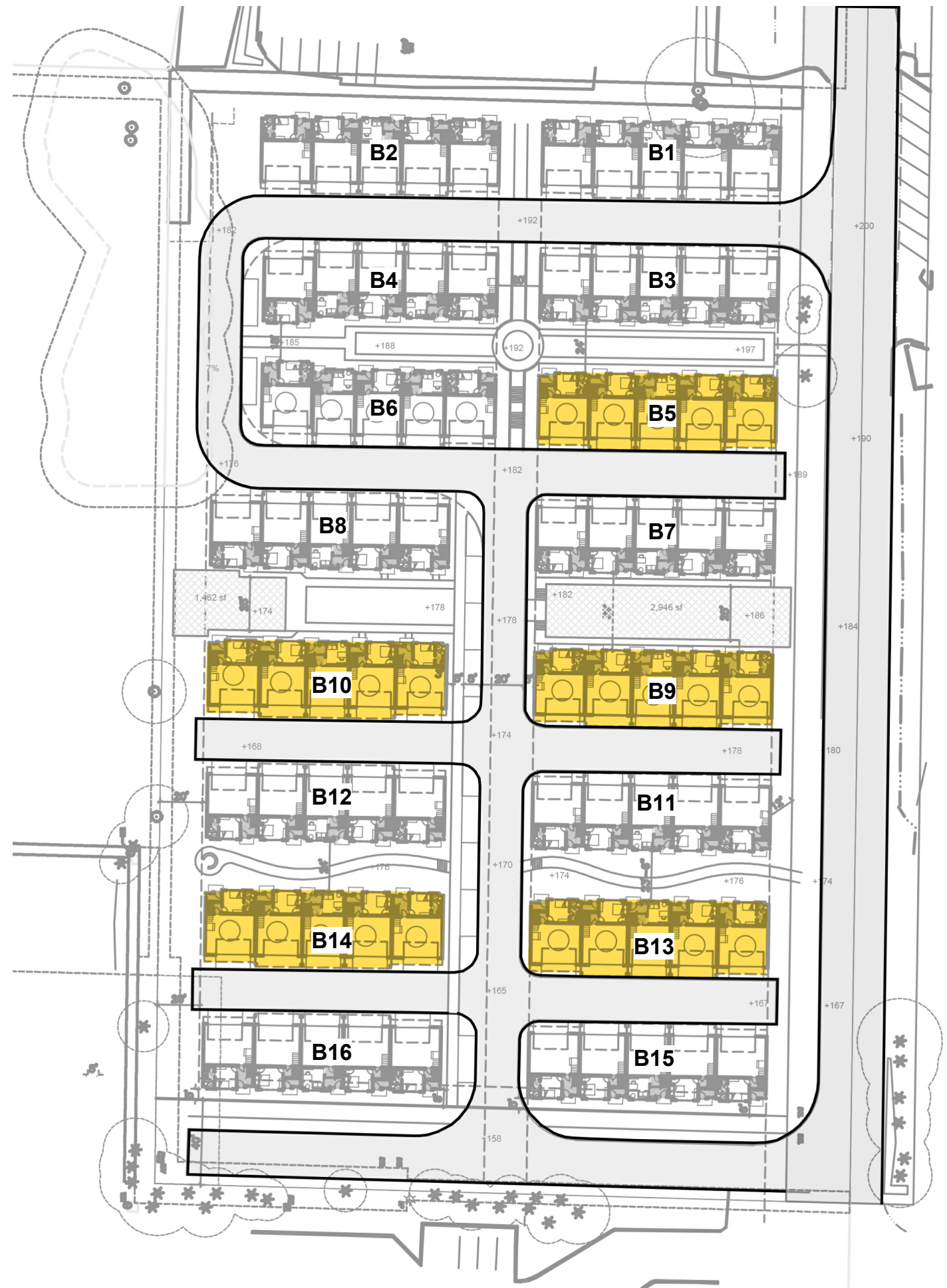
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DATE 01/29/21  
10900 NE 8th Street #1120  
Bellevue, WA 98004  
425.453.5388

A.6

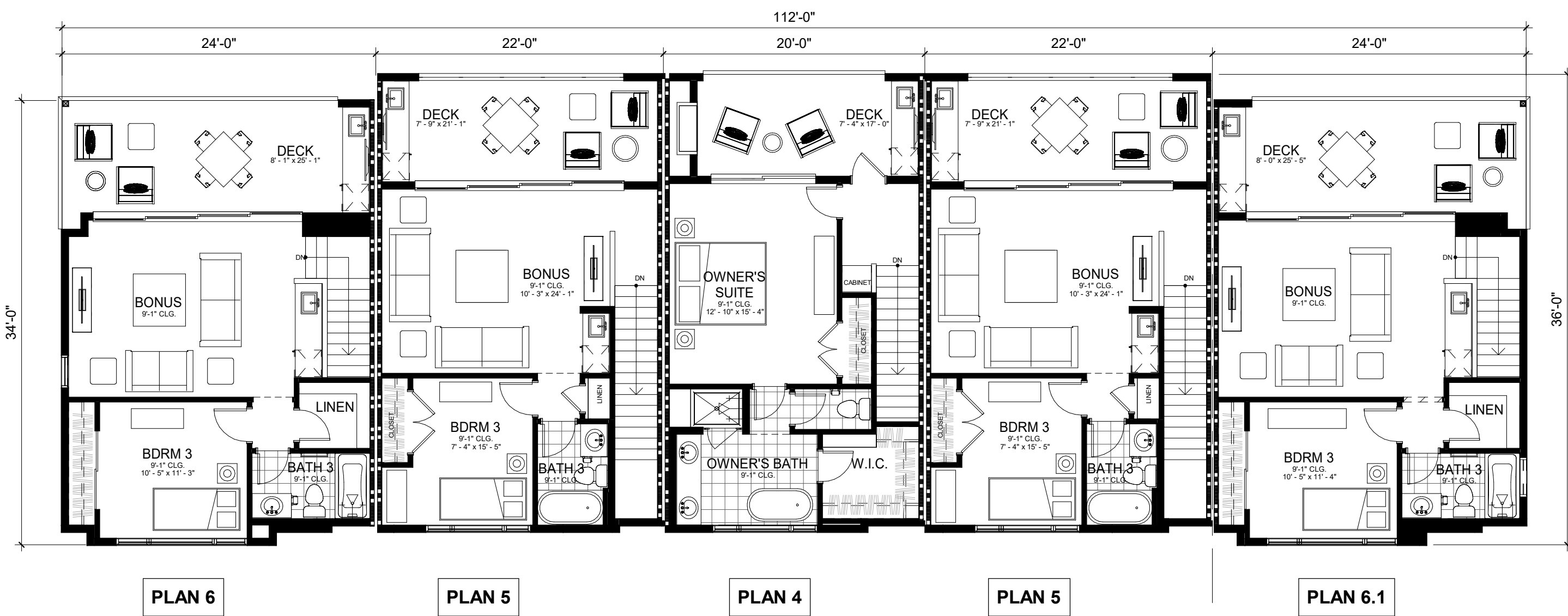




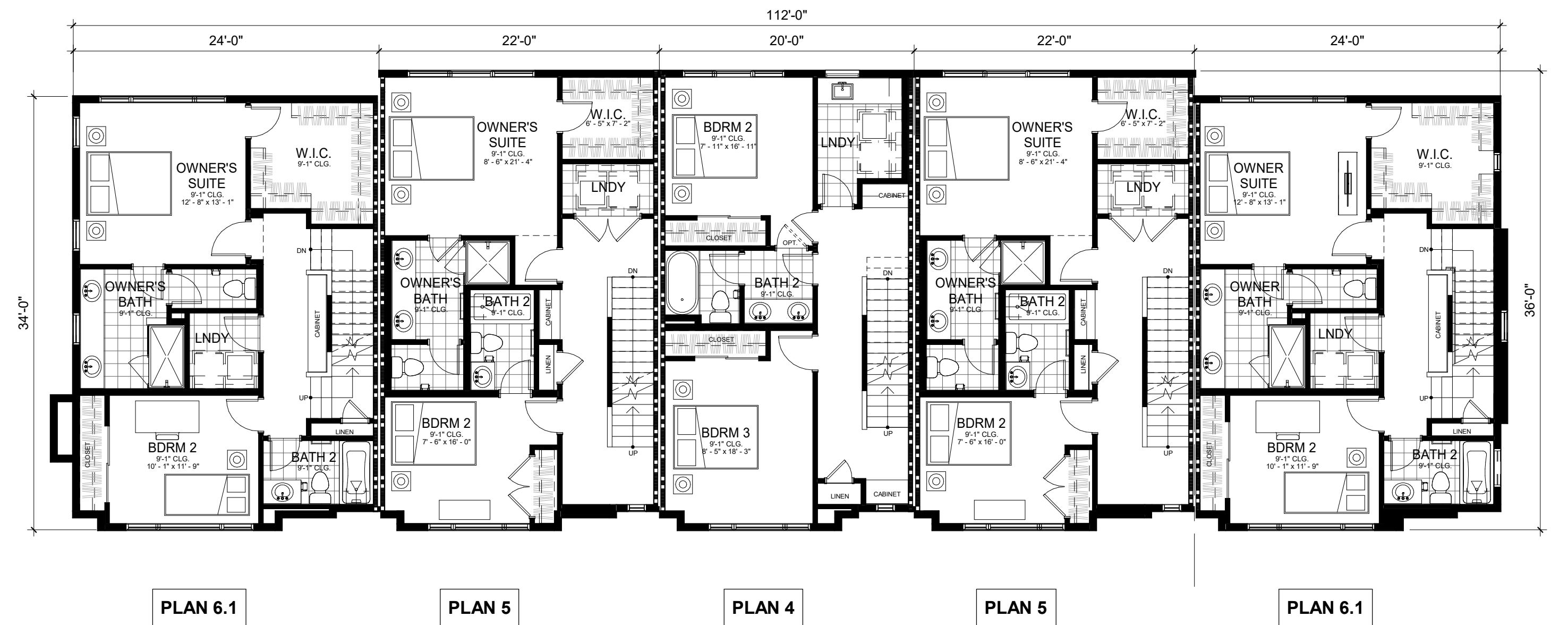




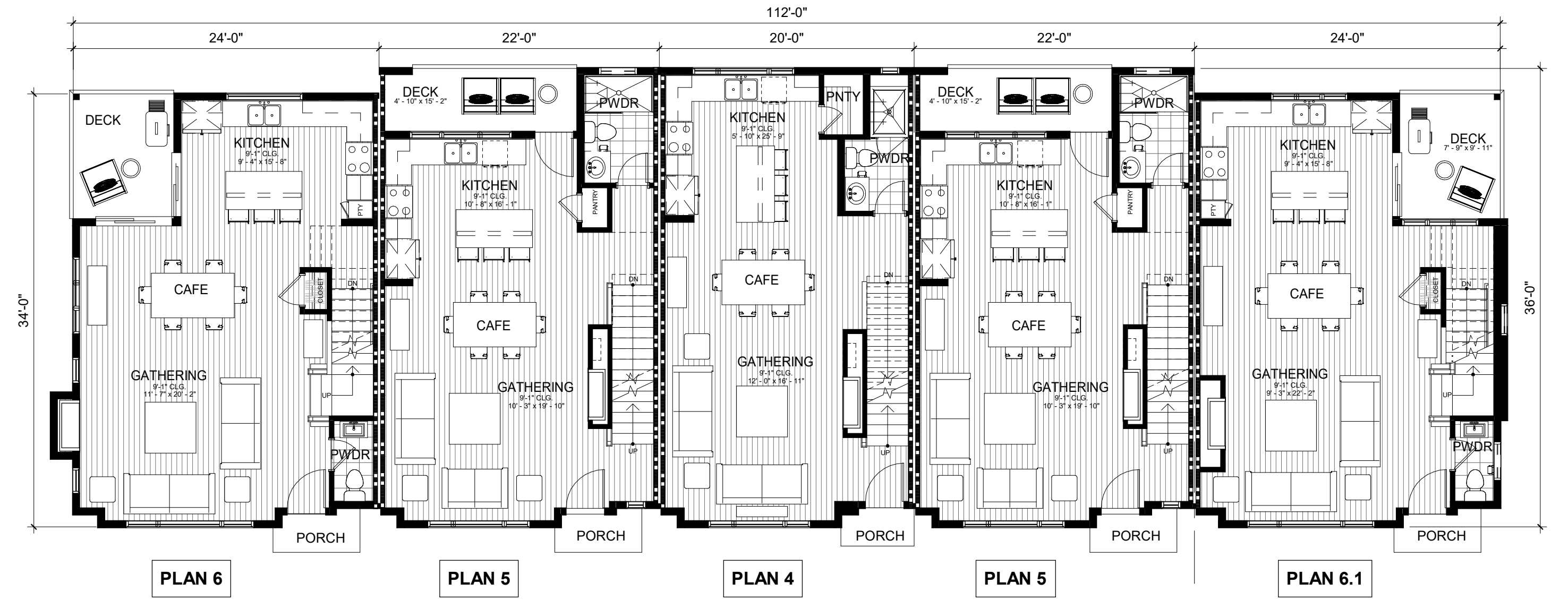
SITE PLAN  
1" = 60'-0"



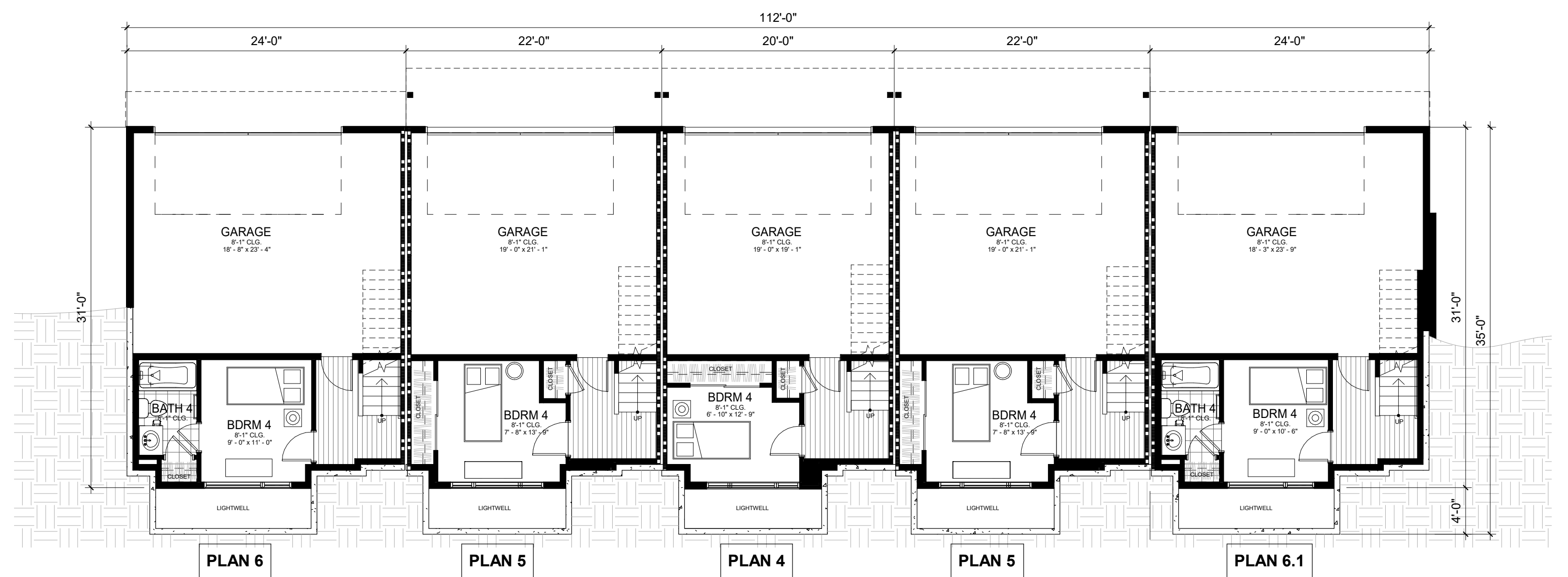
④ BUILDING TYPE C - 3RD FLOOR  
1/8" = 1'-0"



③ BUILDING TYPE D - 2ND FLOOR  
1/8" = 1'-0"



② BUILDING TYPE D - 1ST FLOOR  
1/8" = 1'-0"



① BUILDING TYPE D - LOWER LEVEL  
1/8" = 1'-0"

## BUILDING TYPE D PLANS - B5, B9, B10, B13, & B14



88 DEGREES

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A.8

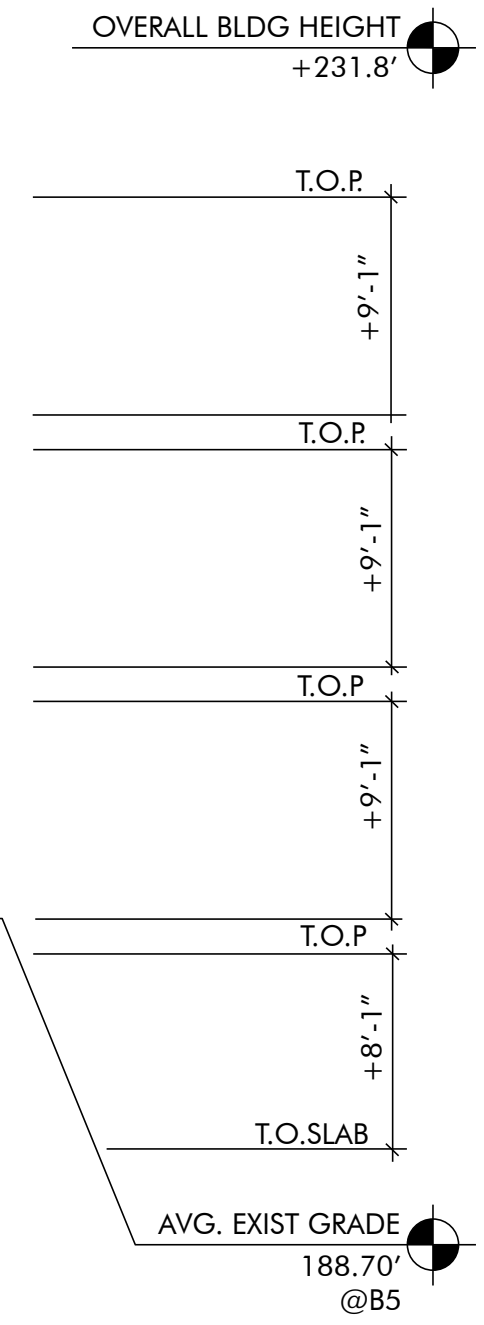




LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

## BUILDING TYPE D ELEVATIONS



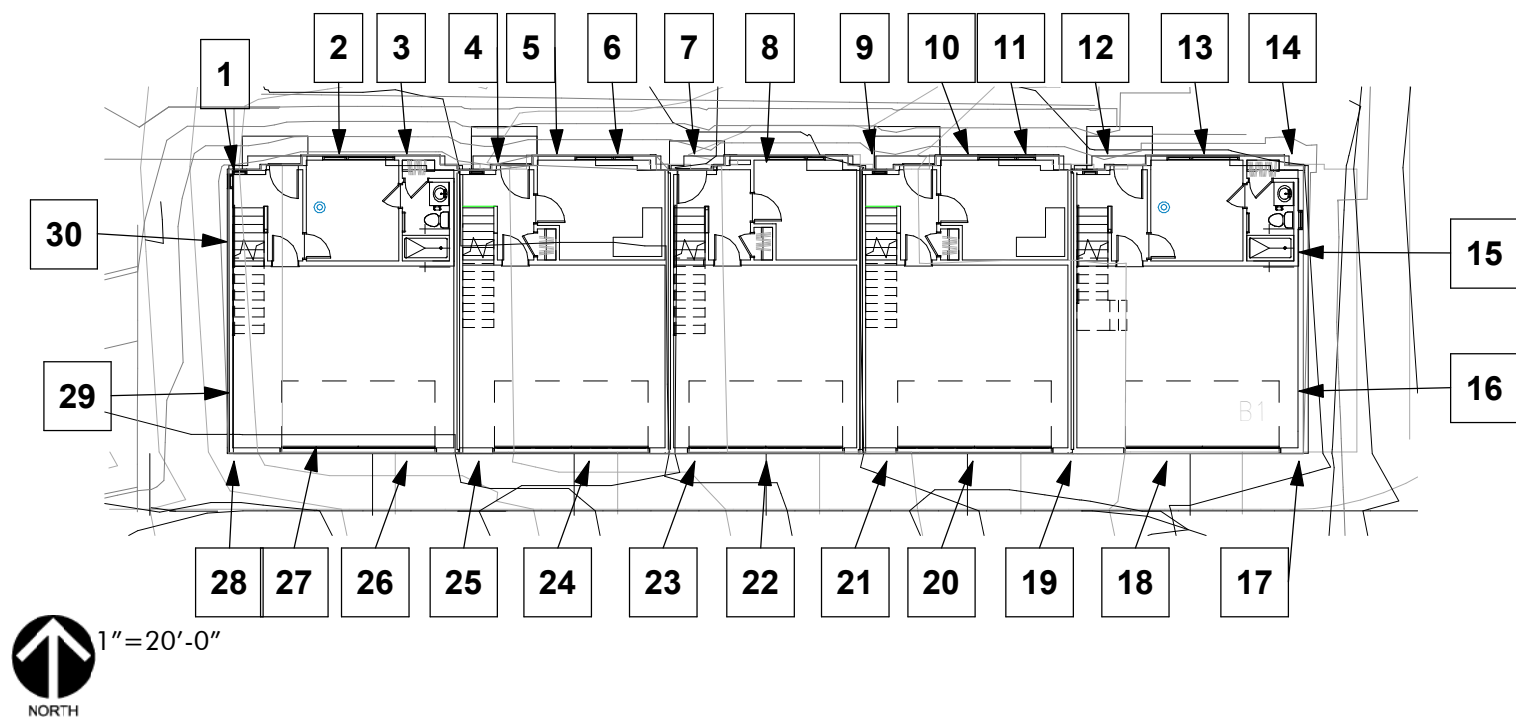
88 DEGREES  
BELLEVUE, WA



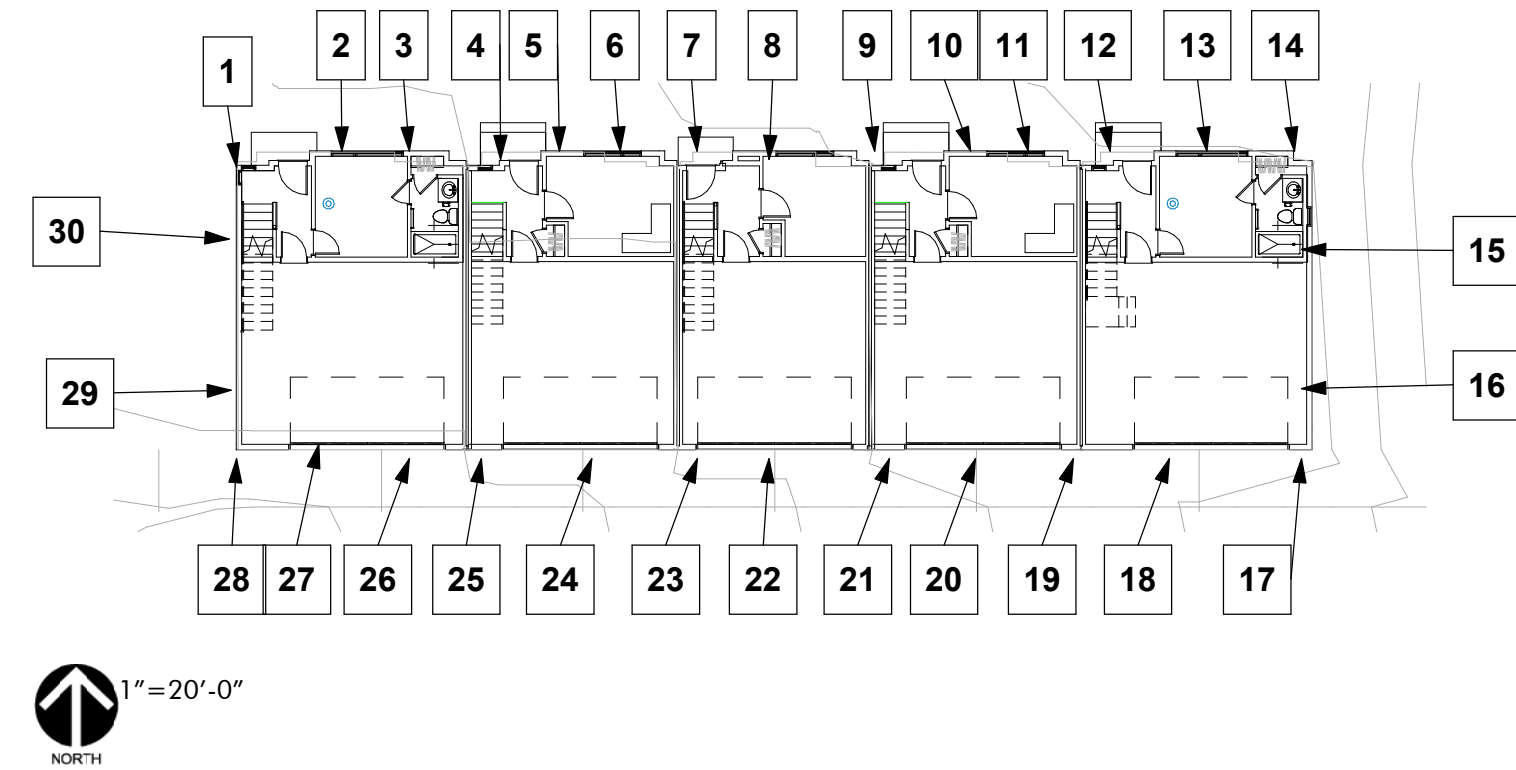
JOB NO 194000  
DATE 09/20/2019  
DESIGN BY DAHLIN  
CHECKED BY

A.9

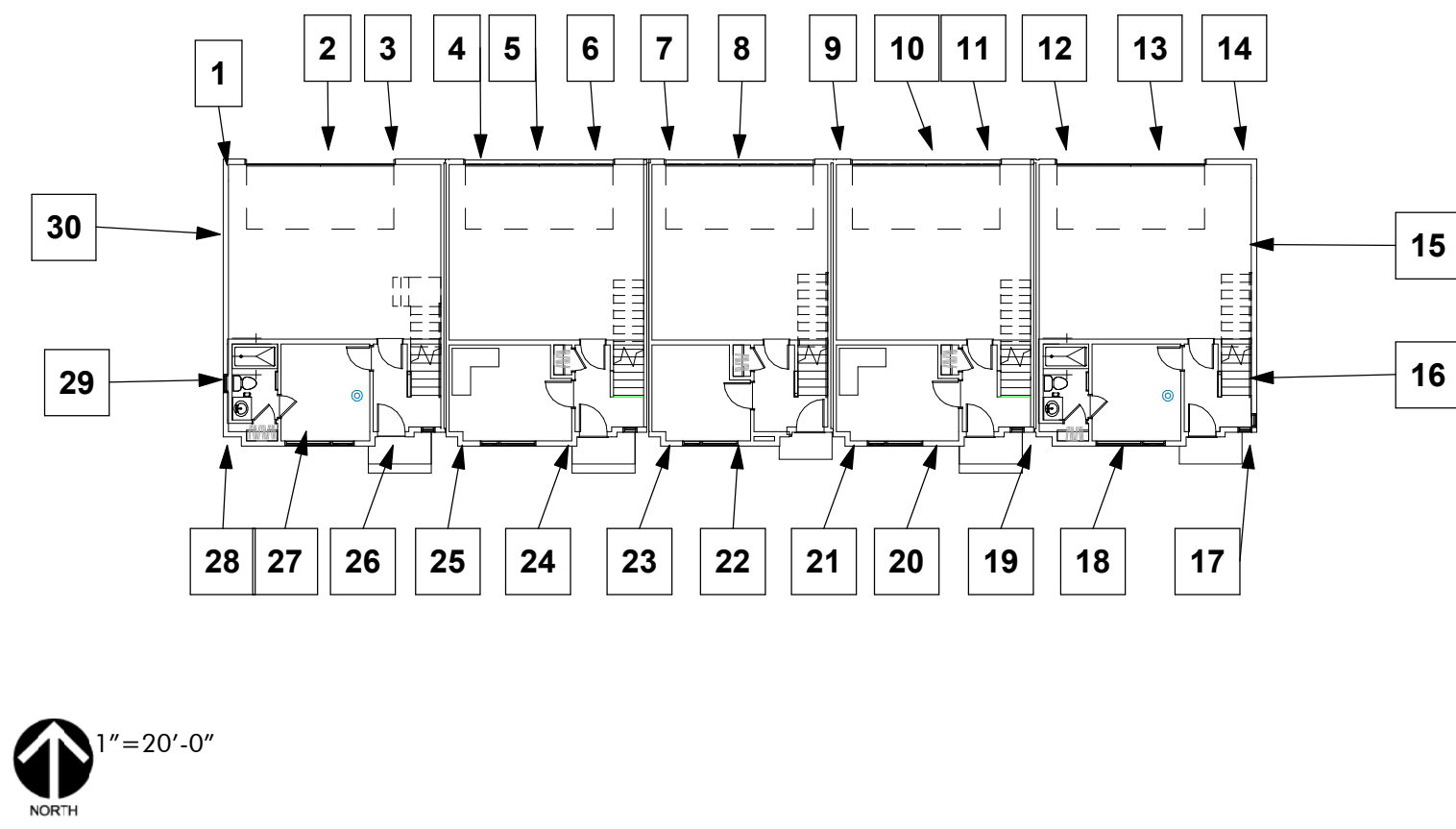




B1



B2



B3

Building 1	
Spot Elevation 1	193.75
Spot Elevation 2	193.75
Spot Elevation 3	193.75
Spot Elevation 4	195.40
Spot Elevation 5	195.40
Spot Elevation 6	195.40
Spot Elevation 7	196.75
Spot Elevation 8	196.75
Spot Elevation 9	198.25
Spot Elevation 10	198.25
Spot Elevation 11	198.25
Spot Elevation 12	199.75
Spot Elevation 13	199.76
Spot Elevation 14	199.75
Spot Elevation 15	199.51
Spot Elevation 16	199.25
Spot Elevation 17	199.00
Spot Elevation 18	199.00
Spot Elevation 19	199.00
Spot Elevation 20	197.50
Spot Elevation 21	197.50
Spot Elevation 22	196.00
Spot Elevation 23	196.00
Spot Elevation 24	194.50
Spot Elevation 25	194.50
Spot Elevation 26	194.50
Spot Elevation 27	193.00
Spot Elevation 28	193.00
Spot Elevation 29	193.25
Spot Elevation 30	193.50
Average Grade	196.47



FRONT ELEVATION - BUILDING B1  
SCALE: 1/8" = 1'-0"

Building 2	
Spot Elevation 1	180.70
Spot Elevation 2	180.70
Spot Elevation 3	180.70
Spot Elevation 4	182.20
Spot Elevation 5	182.23
Spot Elevation 6	183.70
Spot Elevation 7	183.70
Spot Elevation 8	184.50
Spot Elevation 9	185.20
Spot Elevation 10	185.20
Spot Elevation 11	185.95
Spot Elevation 12	185.95
Spot Elevation 13	185.95
Spot Elevation 14	185.84
Spot Elevation 15	185.59
Spot Elevation 16	185.33
Spot Elevation 17	185.20
Spot Elevation 18	185.22
Spot Elevation 19	184.45
Spot Elevation 20	184.45
Spot Elevation 21	184.45
Spot Elevation 22	182.95
Spot Elevation 23	182.95
Spot Elevation 24	181.45
Spot Elevation 25	181.45
Spot Elevation 26	179.95
Spot Elevation 27	179.95
Spot Elevation 28	180.07
Spot Elevation 29	180.32
Spot Elevation 30	180.57
Average Grade	183.23



FRONT ELEVATION - BUILDING B2  
SCALE: 1/8" = 1'-0"

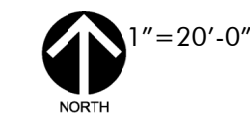
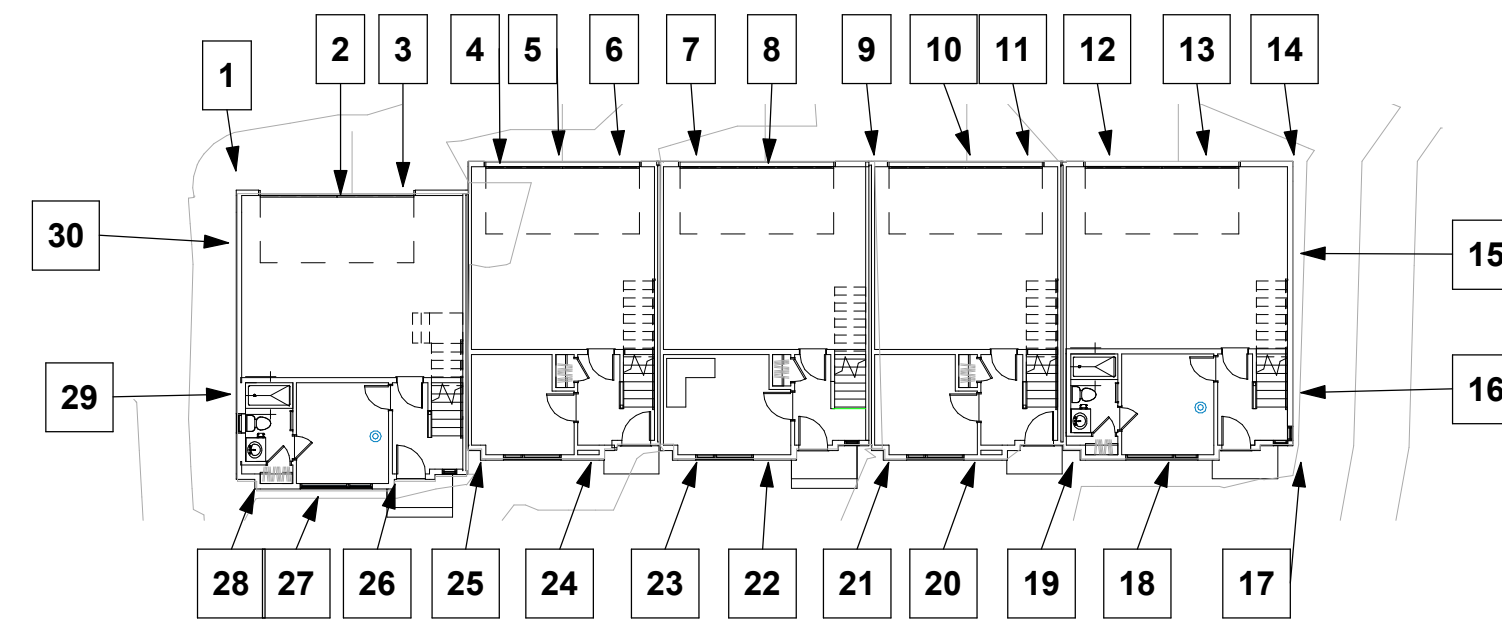
Building 3	
Spot Elevation 1	192.45
Spot Elevation 2	192.45
Spot Elevation 3	192.45
Spot Elevation 4	193.95
Spot Elevation 5	193.95
Spot Elevation 6	195.45
Spot Elevation 7	195.43
Spot Elevation 8	196.95
Spot Elevation 9	196.96
Spot Elevation 10	196.96
Spot Elevation 11	198.45
Spot Elevation 12	198.45
Spot Elevation 13	198.52
Spot Elevation 14	198.59
Spot Elevation 15	198.65
Spot Elevation 16	198.65
Spot Elevation 17	198.65
Spot Elevation 18	197.15
Spot Elevation 19	197.15
Spot Elevation 20	197.15
Spot Elevation 21	195.65
Spot Elevation 22	195.65
Spot Elevation 23	194.15
Spot Elevation 24	194.15
Spot Elevation 25	194.15
Spot Elevation 26	192.75
Spot Elevation 27	192.75
Spot Elevation 28	192.75
Spot Elevation 29	192.65
Spot Elevation 30	192.55
Average Grade	195.52



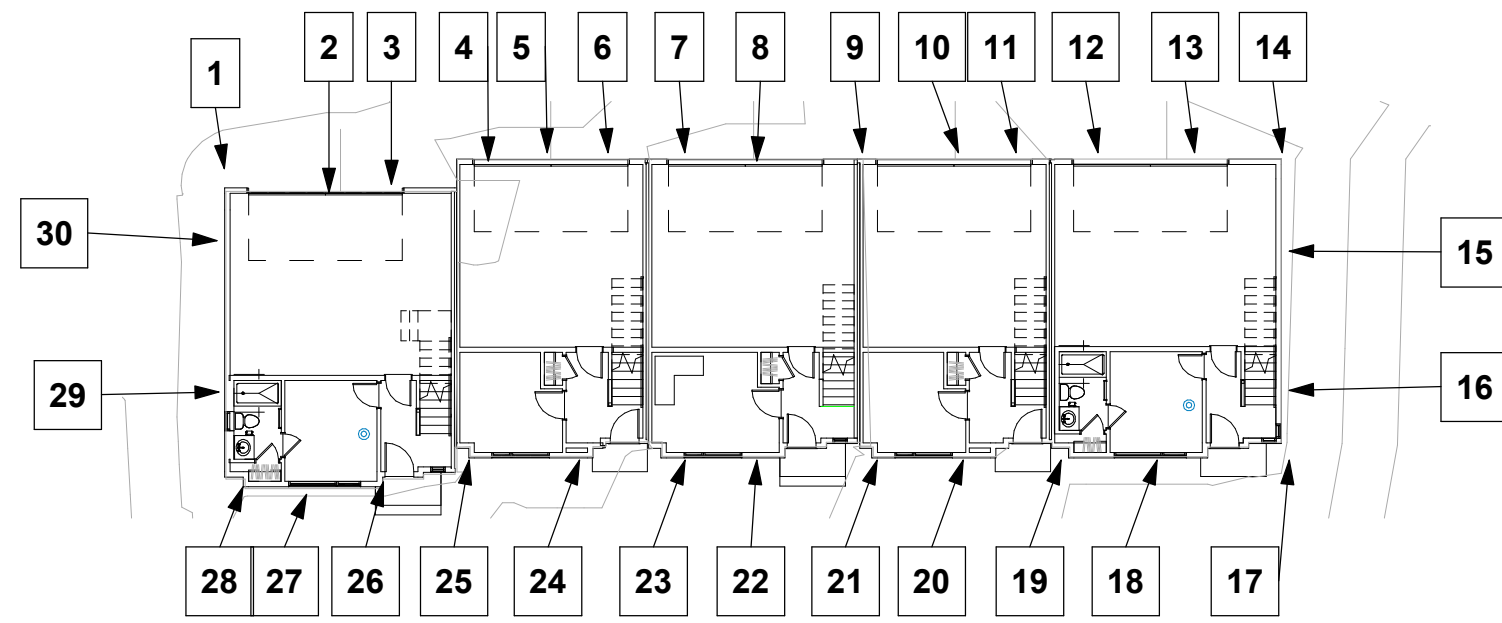
FRONT ELEVATION - BUILDING B3  
SCALE: 1/8" = 1'-0"

BUILDING HEIGHTS  
BUILDINGS B1, B2, B3

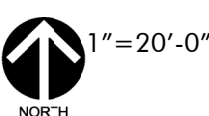
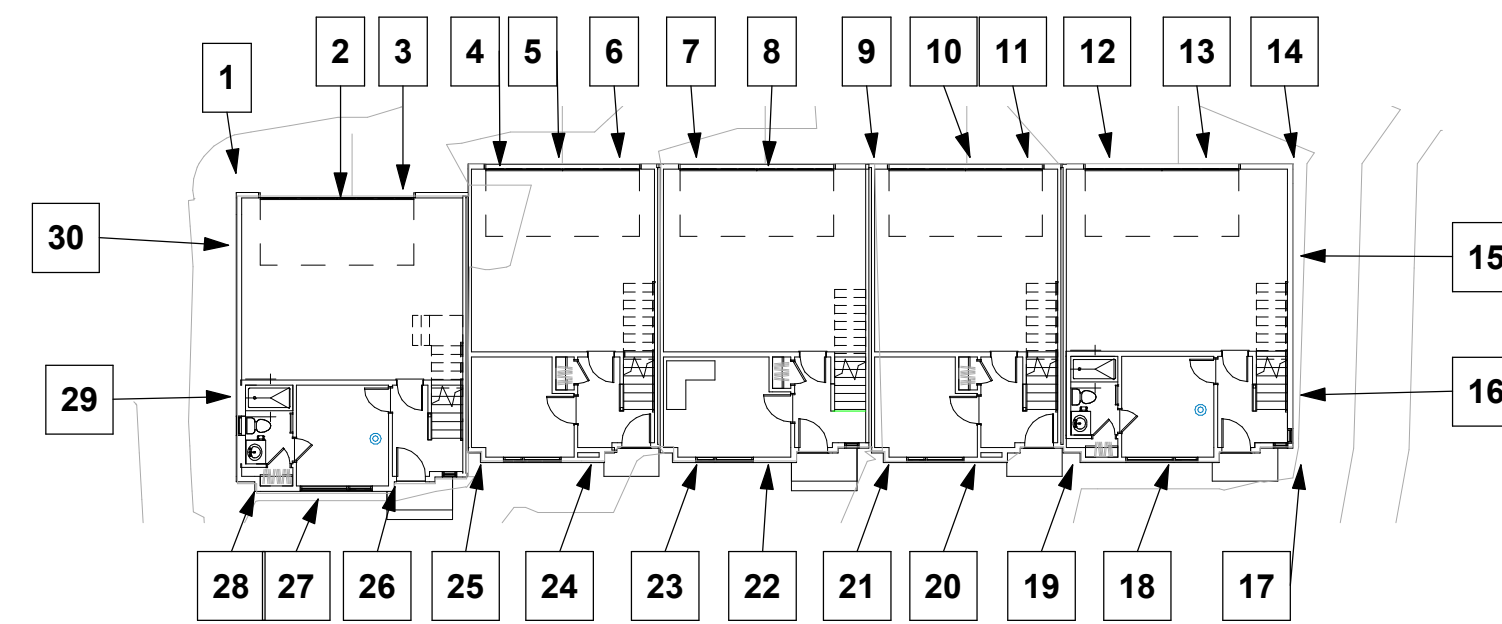




B4



B5



B6

Building 4	
Spot Elevation 1	179.50
Spot Elevation 2	179.50
Spot Elevation 3	179.50
Spot Elevation 4	181.00
Spot Elevation 5	181.00
Spot Elevation 6	182.50
Spot Elevation 7	182.50
Spot Elevation 8	184.00
Spot Elevation 9	184.00
Spot Elevation 10	185.50
Spot Elevation 11	185.50
Spot Elevation 12	185.50
Spot Elevation 13	185.58
Spot Elevation 14	185.68
Spot Elevation 15	185.78
Spot Elevation 16	185.80
Spot Elevation 17	185.80
Spot Elevation 18	184.30
Spot Elevation 19	184.30
Spot Elevation 20	182.80
Spot Elevation 21	182.80
Spot Elevation 22	182.80
Spot Elevation 23	181.30
Spot Elevation 24	179.80
Spot Elevation 25	179.80
Spot Elevation 26	179.80
Spot Elevation 27	179.76
Spot Elevation 28	179.66
Spot Elevation 29	179.56
Spot Elevation 30	179.56
Average Grade	182.60

Building 5	
Spot Elevation 1	190.00
Spot Elevation 2	190.00
Spot Elevation 3	191.50
Spot Elevation 4	191.50
Spot Elevation 5	193.00
Spot Elevation 6	193.00
Spot Elevation 7	193.00
Spot Elevation 8	194.50
Spot Elevation 9	194.50
Spot Elevation 10	196.00
Spot Elevation 11	196.00
Spot Elevation 12	196.00
Spot Elevation 13	194.84
Spot Elevation 14	191.97
Spot Elevation 15	189.09
Spot Elevation 16	187.00
Spot Elevation 17	187.00
Spot Elevation 18	187.00
Spot Elevation 19	185.50
Spot Elevation 20	185.50
Spot Elevation 21	184.00
Spot Elevation 22	184.00
Spot Elevation 23	182.50
Spot Elevation 24	182.50
Spot Elevation 25	181.00
Spot Elevation 26	181.00
Spot Elevation 27	181.00
Spot Elevation 28	183.11
Spot Elevation 29	186.02
Spot Elevation 30	188.94
Average Grade	188.70

Building 6	
Spot Elevation 1	184.50
Spot Elevation 2	184.50
Spot Elevation 3	184.50
Spot Elevation 4	184.50
Spot Elevation 5	184.50
Spot Elevation 6	185.50
Spot Elevation 7	185.50
Spot Elevation 8	185.50
Spot Elevation 9	186.50
Spot Elevation 10	186.50
Spot Elevation 11	187.50
Spot Elevation 12	187.50
Spot Elevation 13	187.50
Spot Elevation 14	185.85
Spot Elevation 15	182.93
Spot Elevation 16	180.01
Spot Elevation 17	178.50
Spot Elevation 18	178.50
Spot Elevation 19	177.58
Spot Elevation 20	177.50
Spot Elevation 21	176.92
Spot Elevation 22	176.50
Spot Elevation 23	176.50
Spot Elevation 24	175.50
Spot Elevation 25	175.50
Spot Elevation 26	175.50
Spot Elevation 27	175.50
Spot Elevation 28	177.09
Spot Elevation 29	180.01
Spot Elevation 30	182.93
Average Grade	181.58



FRONT ELEVATION - BUILDING B4  
SCALE: 1/8" = 1'-0"

OVERALL BLDG HEIGHT  
+215.20'

AVG. EXIST GRADE  
+186.20'



FRONT ELEVATION - BUILDING B5  
SCALE: 1/8" = 1'-0"

OVERALL BLDG HEIGHT  
+222.30'

AVG. EXIST GRADE  
+188.70'



FRONT ELEVATION - BUILDING B6  
SCALE: 1/8" = 1'-0"

OVERALL BLDG HEIGHT  
+215.18'

AVG. EXIST GRADE  
+181.58'

## BUILDING HEIGHTS

BUILDINGS B4, B5, B6



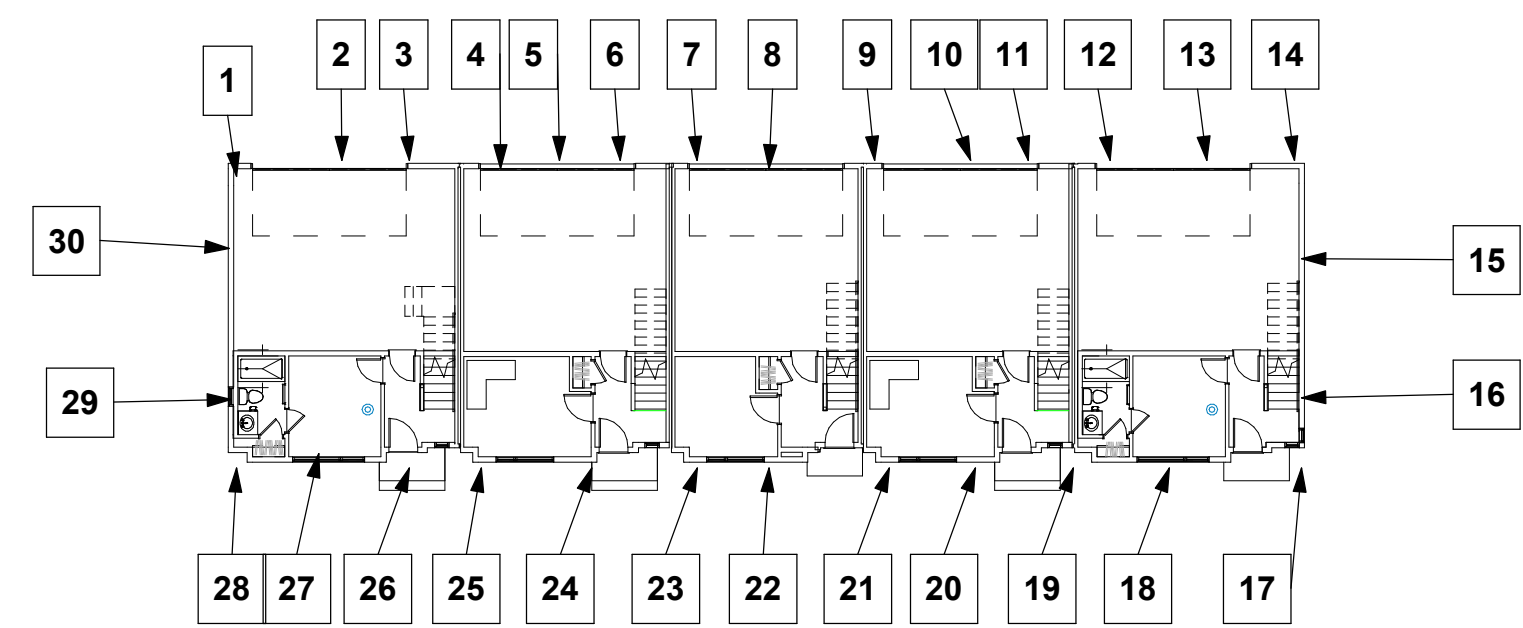
88 DEGREES  
BELLEVUE, WA



JOB NO 194000  
DATE 09/20/2019  
DESIGNED BY: [Name]  
CHECKED BY: [Name]

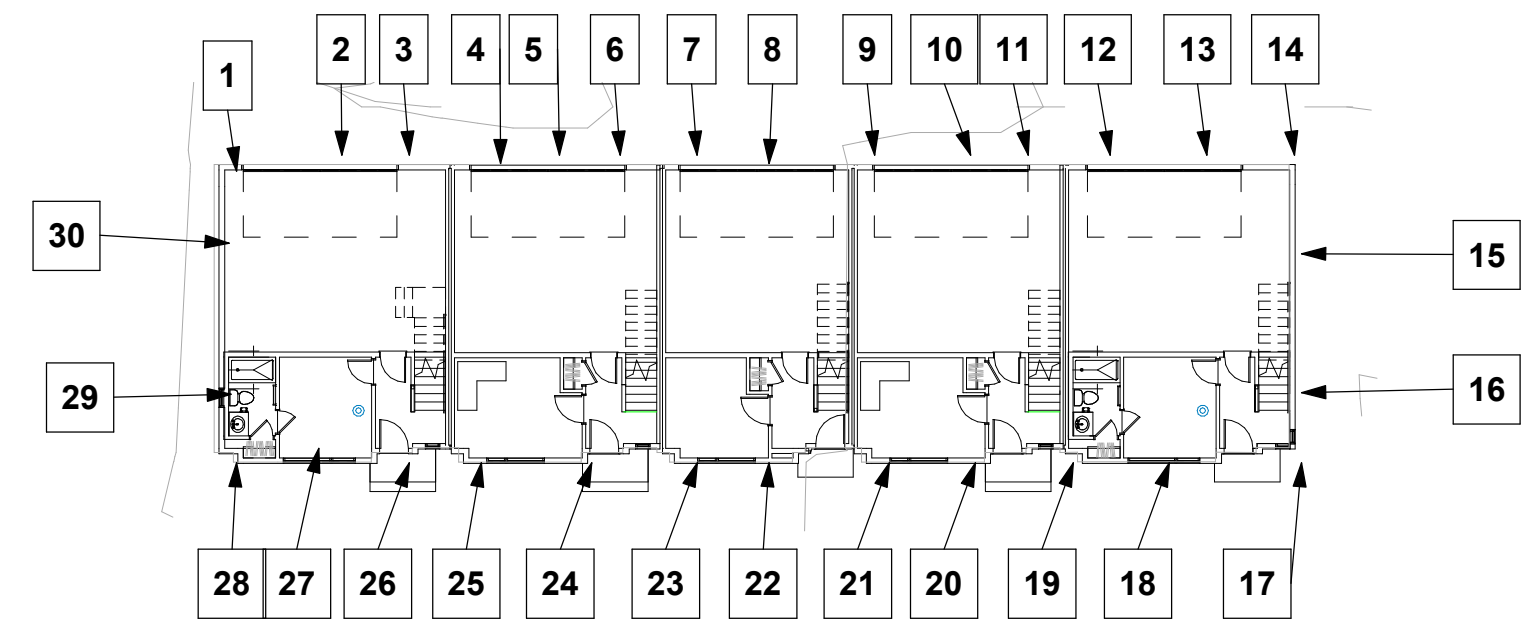
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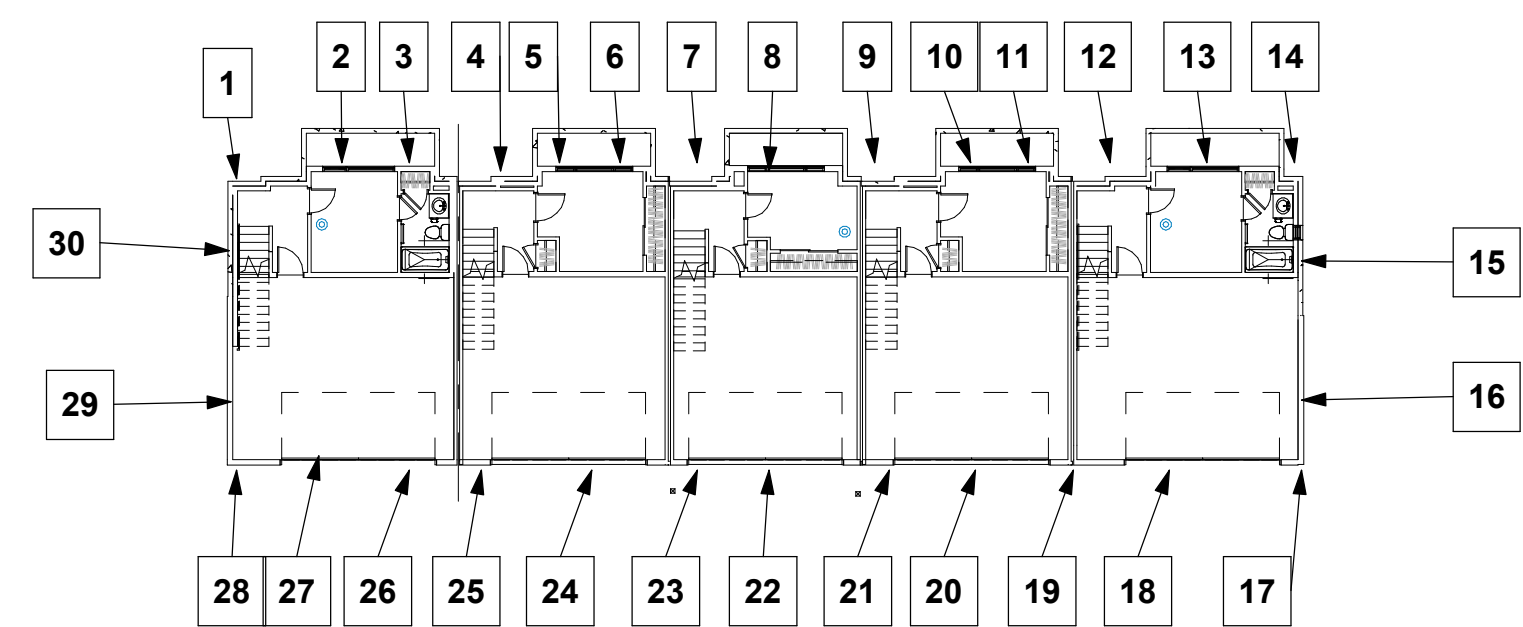
1"=20'-0"

B7



1"=20'-0"

B8



1"=20'-0"

B9

Building 7	
Spot Elevation 1	180.80
Spot Elevation 2	180.80
Spot Elevation 3	180.80
Spot Elevation 4	182.30
Spot Elevation 5	182.30
Spot Elevation 6	183.80
Spot Elevation 7	183.80
Spot Elevation 8	185.30
Spot Elevation 9	185.30
Spot Elevation 10	185.30
Spot Elevation 11	186.80
Spot Elevation 12	186.80
Spot Elevation 13	186.94
Spot Elevation 14	187.24
Spot Elevation 15	187.55
Spot Elevation 16	187.70
Spot Elevation 17	187.70
Spot Elevation 18	187.70
Spot Elevation 19	185.60
Spot Elevation 20	185.60
Spot Elevation 21	184.10
Spot Elevation 22	184.10
Spot Elevation 23	184.10
Spot Elevation 24	182.60
Spot Elevation 25	182.60
Spot Elevation 26	181.10
Spot Elevation 27	181.10
Spot Elevation 28	181.10
Spot Elevation 29	181.00
Spot Elevation 30	180.90
Average Grade	184.09



OVERALL BLDG HEIGHT  
+216.69'

AVG. EXIST GRADE  
+184.09'

FRONT ELEVATION - BUILDING B7  
SCALE: 1/8" = 1'-0"

Building 8	
Spot Elevation 1	174.50
Spot Elevation 2	174.50
Spot Elevation 3	174.50
Spot Elevation 4	174.50
Spot Elevation 5	174.50
Spot Elevation 6	175.50
Spot Elevation 7	175.50
Spot Elevation 8	176.50
Spot Elevation 9	176.50
Spot Elevation 10	177.50
Spot Elevation 11	177.50
Spot Elevation 12	177.50
Spot Elevation 13	177.57
Spot Elevation 14	177.67
Spot Elevation 15	177.77
Spot Elevation 16	177.80
Spot Elevation 17	177.80
Spot Elevation 18	177.15
Spot Elevation 19	176.80
Spot Elevation 20	176.80
Spot Elevation 21	175.80
Spot Elevation 22	175.80
Spot Elevation 23	174.80
Spot Elevation 24	174.80
Spot Elevation 25	174.80
Spot Elevation 26	174.80
Spot Elevation 27	174.80
Spot Elevation 28	174.80
Spot Elevation 29	174.70
Spot Elevation 30	174.60
Average Grade	175.94



OVERALL BLDG HEIGHT  
+209.54'

AVG. EXIST GRADE  
+175.94'

FRONT ELEVATION - BUILDING B8  
SCALE: 1/8" = 1'-0"

Building 9	
Spot Elevation 1	181.50
Spot Elevation 2	181.50
Spot Elevation 3	181.50
Spot Elevation 4	182.50
Spot Elevation 5	182.50
Spot Elevation 6	183.50
Spot Elevation 7	183.50
Spot Elevation 8	184.50
Spot Elevation 9	184.50
Spot Elevation 10	184.50
Spot Elevation 11	185.50
Spot Elevation 12	185.50
Spot Elevation 13	185.50
Spot Elevation 14	182.76
Spot Elevation 15	179.89
Spot Elevation 16	177.01
Spot Elevation 17	176.50
Spot Elevation 18	176.50
Spot Elevation 19	175.50
Spot Elevation 20	175.50
Spot Elevation 21	174.50
Spot Elevation 22	174.50
Spot Elevation 23	173.50
Spot Elevation 24	173.50
Spot Elevation 25	173.50
Spot Elevation 26	172.50
Spot Elevation 27	172.50
Spot Elevation 28	173.76
Spot Elevation 29	176.68
Spot Elevation 30	179.60
Average Grade	179.16



OVERALL BLDG HEIGHT  
+222.26'

AVG. EXIST GRADE  
+179.16'

FRONT ELEVATION - BUILDING B9  
SCALE: 1/8" = 1'-0"

# BUILDING HEIGHTS

BUILDINGS B7, B8, B9

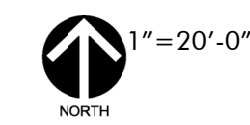
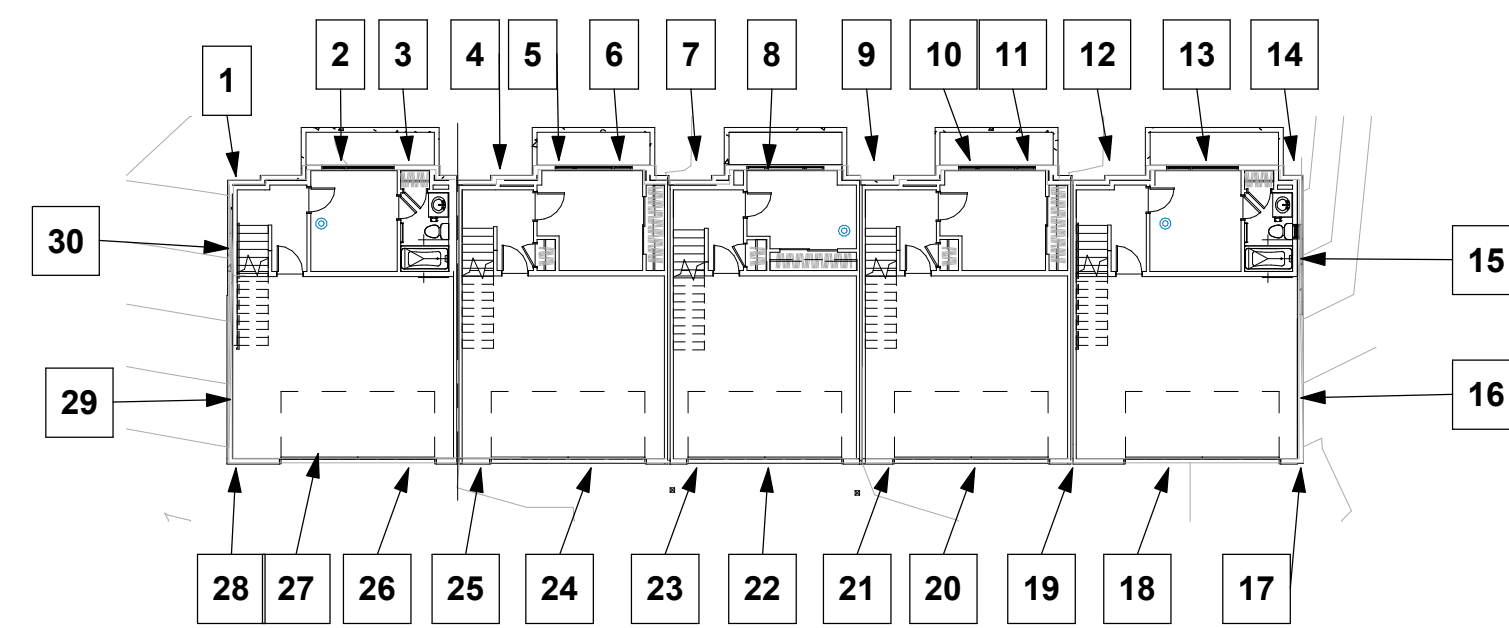


88 DEGREES  
BELLEVUE, WA

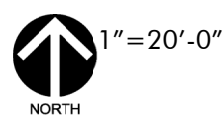
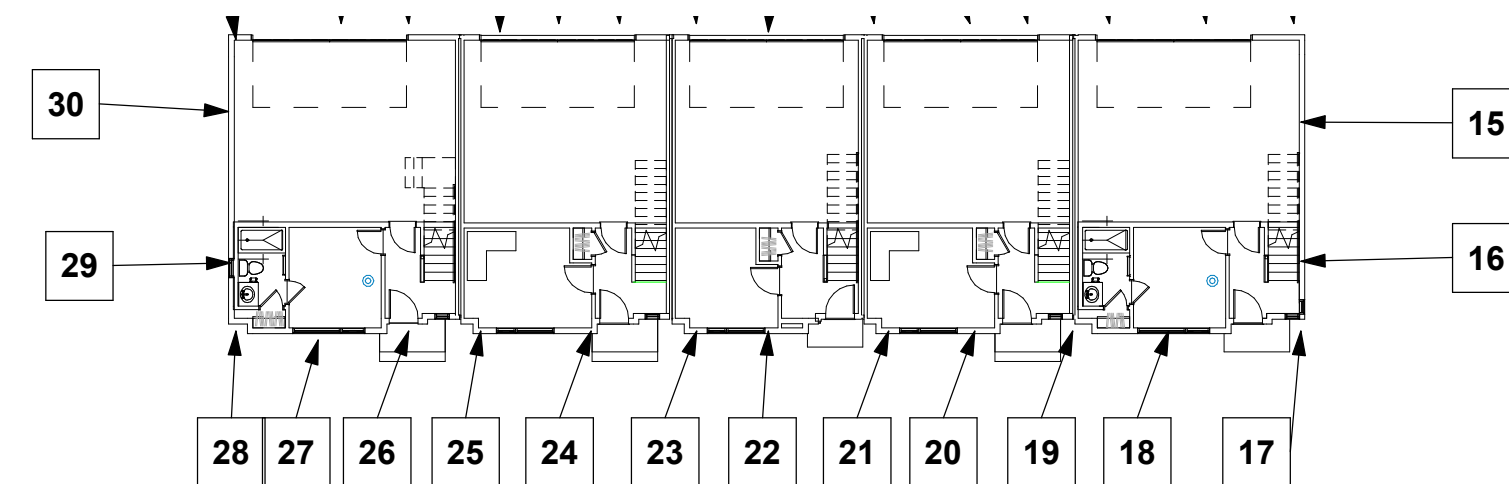


JOB NO 1590.004  
DATE 01/29/21  
10900 NE 8th Street #1120  
Bellevue, WA 98004  
425.453.5388

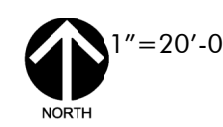
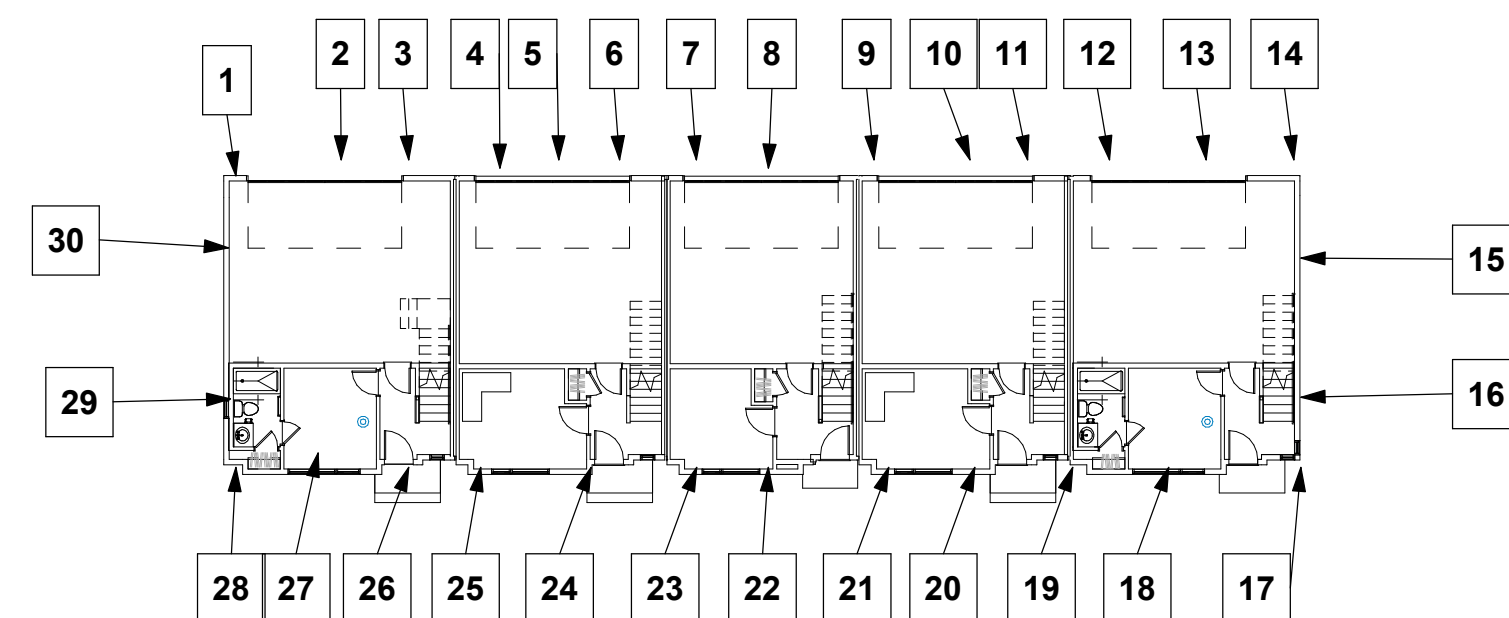




B10



B11



B12

Building 10	
Spot Elevation 1	174.15
Spot Elevation 2	174.50
Spot Elevation 3	174.50
Spot Elevation 4	175.50
Spot Elevation 5	175.50
Spot Elevation 6	175.50
Spot Elevation 7	176.50
Spot Elevation 8	176.50
Spot Elevation 9	177.50
Spot Elevation 10	177.50
Spot Elevation 11	178.50
Spot Elevation 12	178.50
Spot Elevation 13	178.50
Spot Elevation 14	177.11
Spot Elevation 15	174.24
Spot Elevation 16	171.36
Spot Elevation 17	169.50
Spot Elevation 18	169.50
Spot Elevation 19	169.50
Spot Elevation 20	168.50
Spot Elevation 21	168.50
Spot Elevation 22	167.50
Spot Elevation 23	167.50
Spot Elevation 24	166.50
Spot Elevation 25	166.50
Spot Elevation 26	165.50
Spot Elevation 27	165.50
Spot Elevation 28	165.50
Spot Elevation 29	168.31
Spot Elevation 30	171.23
Average Grade	172.18



OVERALL BLDG HEIGHT  
+215.28'

AVG. EXIST GRADE  
+172.18'

FRONT ELEVATION - BUILDING B10  
SCALE: 1/8" = 1'-0"

Building 11	
Spot Elevation 1	171.90
Spot Elevation 2	171.90
Spot Elevation 3	171.90
Spot Elevation 4	172.90
Spot Elevation 5	172.90
Spot Elevation 6	173.90
Spot Elevation 7	173.90
Spot Elevation 8	174.90
Spot Elevation 9	174.90
Spot Elevation 10	175.90
Spot Elevation 11	175.90
Spot Elevation 12	175.90
Spot Elevation 13	176.05
Spot Elevation 14	176.22
Spot Elevation 15	176.39
Spot Elevation 16	176.40
Spot Elevation 17	176.40
Spot Elevation 18	175.40
Spot Elevation 19	175.40
Spot Elevation 20	175.40
Spot Elevation 21	174.40
Spot Elevation 22	174.40
Spot Elevation 23	173.40
Spot Elevation 24	173.40
Spot Elevation 25	173.40
Spot Elevation 26	172.40
Spot Elevation 27	172.42
Spot Elevation 28	172.36
Spot Elevation 29	172.19
Spot Elevation 30	172.02
Average Grade	174.16



OVERALL BLDG HEIGHT  
+206.76'

AVG. EXIST GRADE  
+174.16'

FRONT ELEVATION - BUILDING B11  
SCALE: 1/8" = 1'-0"

Building 12	
Spot Elevation 1	165.00
Spot Elevation 2	165.00
Spot Elevation 3	165.00
Spot Elevation 4	166.00
Spot Elevation 5	166.00
Spot Elevation 6	166.00
Spot Elevation 7	167.00
Spot Elevation 8	168.00
Spot Elevation 9	168.00
Spot Elevation 10	168.91
Spot Elevation 11	169.30
Spot Elevation 12	169.09
Spot Elevation 13	169.06
Spot Elevation 14	169.16
Spot Elevation 15	169.26
Spot Elevation 16	169.30
Spot Elevation 17	169.30
Spot Elevation 18	169.30
Spot Elevation 19	168.30
Spot Elevation 20	168.30
Spot Elevation 21	167.30
Spot Elevation 22	167.30
Spot Elevation 23	166.63
Spot Elevation 24	166.30
Spot Elevation 25	166.30
Spot Elevation 26	165.30
Spot Elevation 27	165.30
Spot Elevation 28	165.30
Spot Elevation 29	165.20
Spot Elevation 30	165.10
Average Grade	167.21



OVERALL BLDG HEIGHT  
+199.81'

AVG. EXIST GRADE  
+167.21'

FRONT ELEVATION - BUILDING B12  
SCALE: 1/8" = 1'-0"

## BUILDING HEIGHTS

BUILDINGS B10, B11, B12



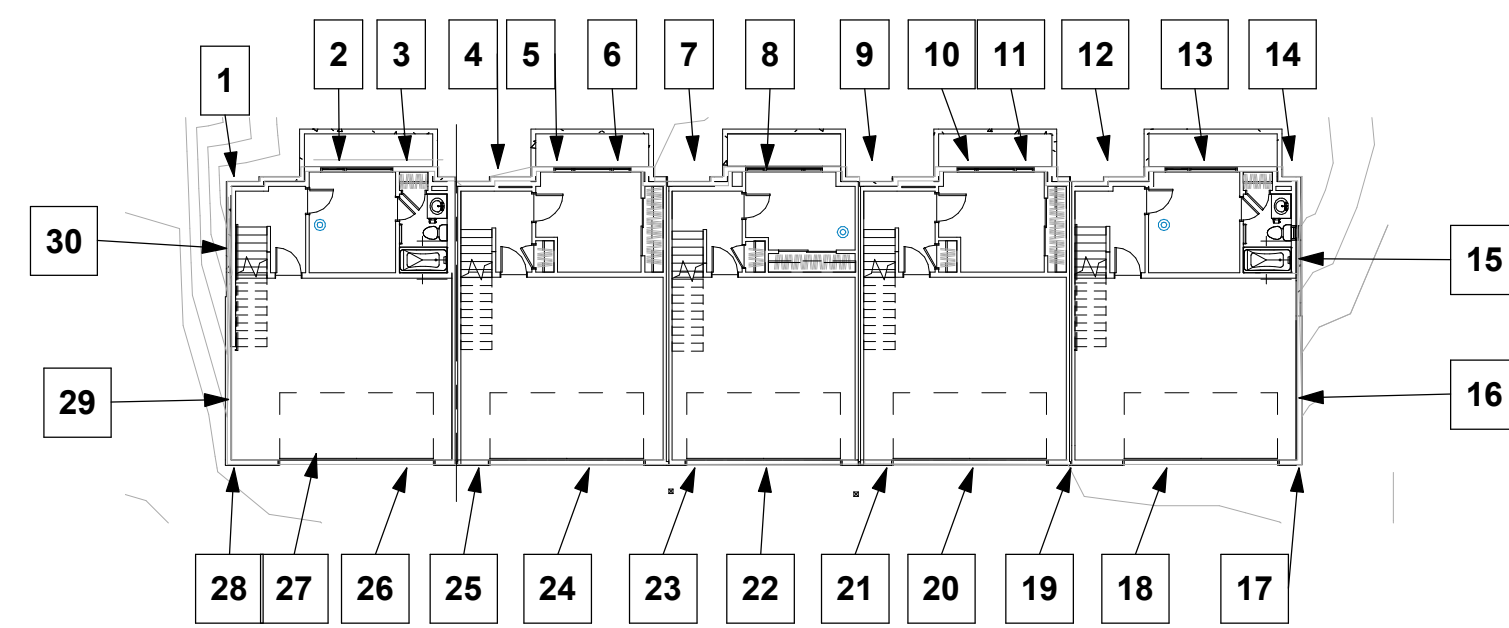
88 DEGREES  
BELLEVUE, WA



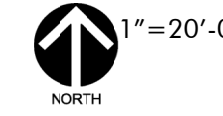
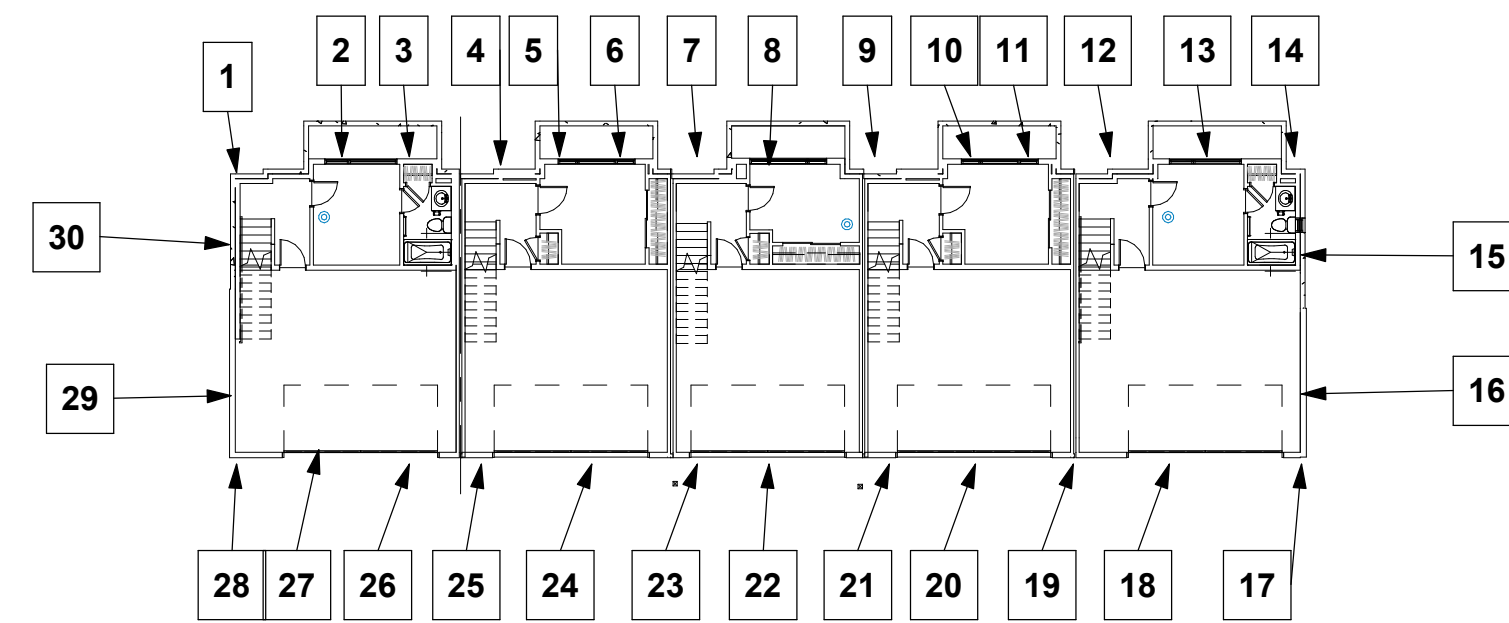
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DATE 05/08/2024  
DESIGNED BY: [Name]  
CHECKED BY: [Name]

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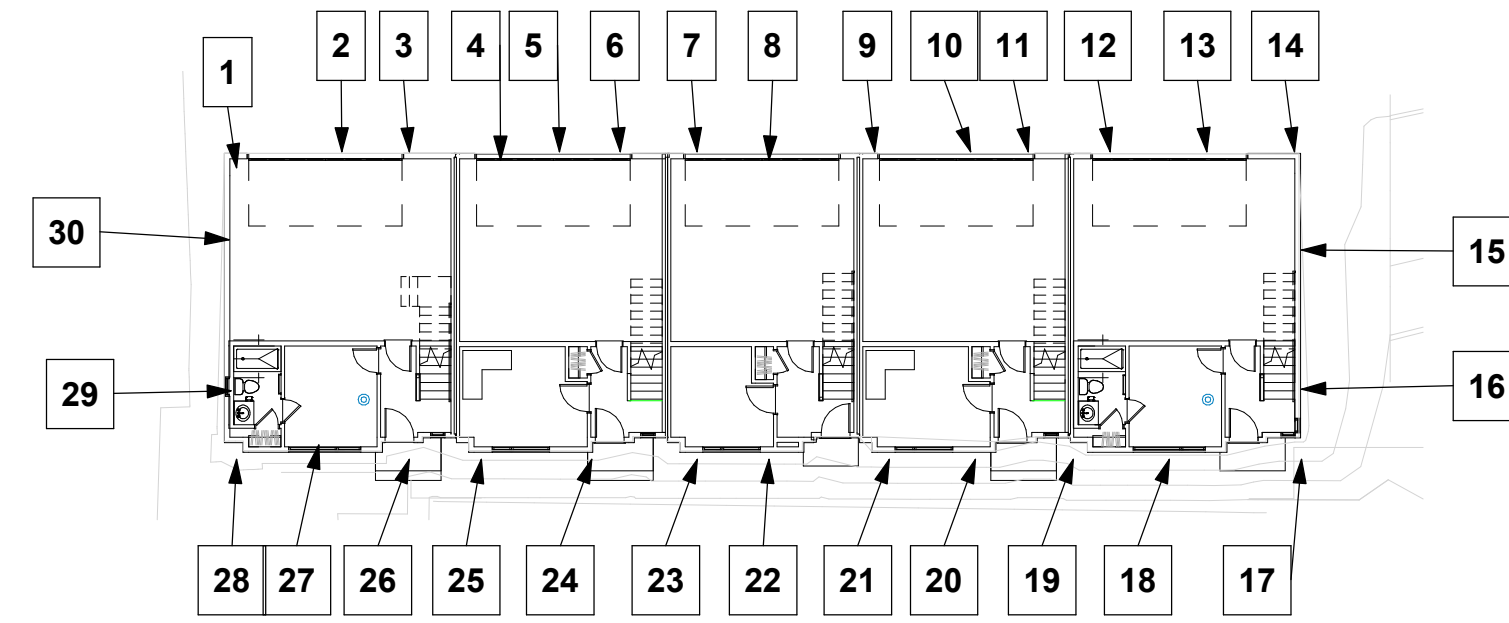




B13



B14



B15

Building 13	
Spot Elevation 1	175.25
Spot Elevation 2	175.50
Spot Elevation 3	175.50
Spot Elevation 4	176.00
Spot Elevation 5	176.00
Spot Elevation 6	176.00
Spot Elevation 7	176.50
Spot Elevation 8	176.50
Spot Elevation 9	177.00
Spot Elevation 10	177.00
Spot Elevation 11	177.00
Spot Elevation 12	177.50
Spot Elevation 13	177.50
Spot Elevation 14	177.10
Spot Elevation 15	174.23
Spot Elevation 16	171.36
Spot Elevation 17	168.50
Spot Elevation 18	168.50
Spot Elevation 19	168.50
Spot Elevation 20	169.00
Spot Elevation 21	169.00
Spot Elevation 22	167.50
Spot Elevation 23	167.50
Spot Elevation 24	167.00
Spot Elevation 25	167.00
Spot Elevation 26	166.50
Spot Elevation 27	166.50
Spot Elevation 28	166.50
Spot Elevation 29	169.42
Spot Elevation 30	172.34
Average Grade	172.26

Building 14	
Spot Elevation 1	169.15
Spot Elevation 2	169.50
Spot Elevation 3	169.50
Spot Elevation 4	170.50
Spot Elevation 5	170.50
Spot Elevation 6	170.50
Spot Elevation 7	171.50
Spot Elevation 8	171.50
Spot Elevation 9	172.50
Spot Elevation 10	172.50
Spot Elevation 11	173.50
Spot Elevation 12	173.50
Spot Elevation 13	173.50
Spot Elevation 14	172.11
Spot Elevation 15	169.24
Spot Elevation 16	166.36
Spot Elevation 17	164.50
Spot Elevation 18	164.50
Spot Elevation 19	164.50
Spot Elevation 20	163.50
Spot Elevation 21	163.50
Spot Elevation 22	162.50
Spot Elevation 23	162.50
Spot Elevation 24	161.50
Spot Elevation 25	161.50
Spot Elevation 26	160.50
Spot Elevation 27	160.50
Spot Elevation 28	160.50
Spot Elevation 29	163.31
Spot Elevation 30	166.23
Average Grade	167.18

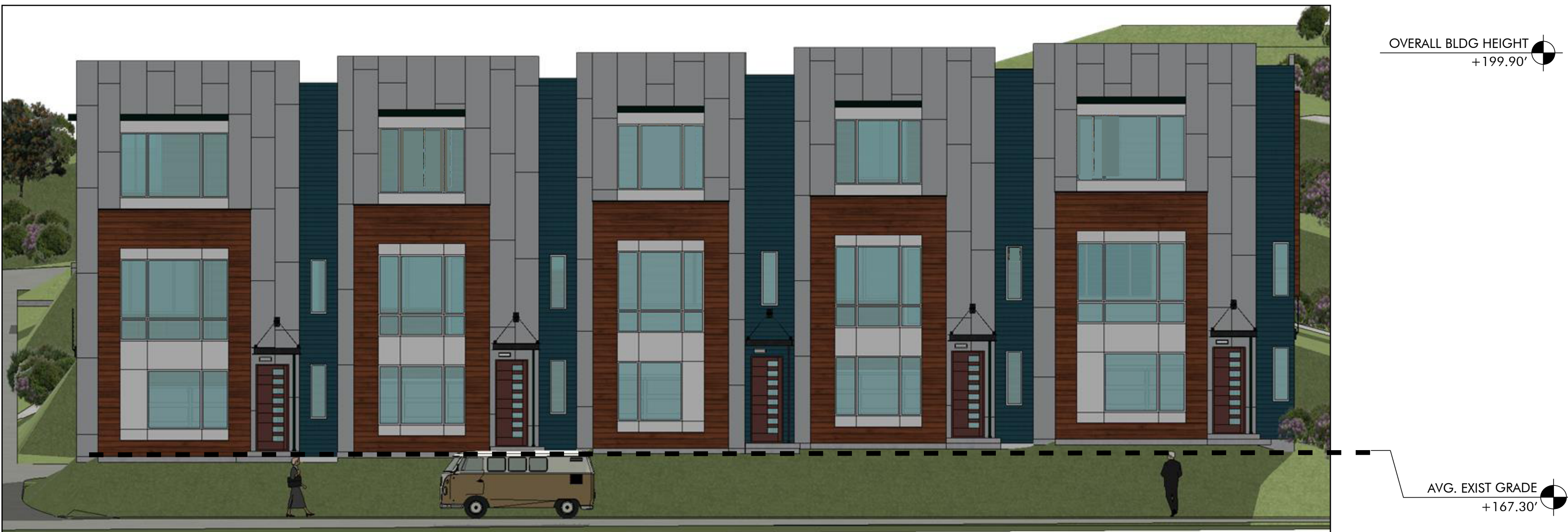
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Spot Elevation 1	166.00
Spot Elevation 2	166.00
Spot Elevation 3	166.00
Spot Elevation 4	166.50
Spot Elevation 5	166.50
Spot Elevation 6	167.00
Spot Elevation 7	167.50
Spot Elevation 8	167.50
Spot Elevation 9	168.00
Spot Elevation 10	168.00
Spot Elevation 11	168.00
Spot Elevation 12	168.13
Spot Elevation 13	168.30
Spot Elevation 14	168.46
Spot Elevation 15	168.50
Spot Elevation 16	168.50
Spot Elevation 17	168.00
Spot Elevation 18	168.00
Spot Elevation 19	168.00
Spot Elevation 20	167.50
Spot Elevation 21	167.50
Spot Elevation 22	167.00
Spot Elevation 23	167.00
Spot Elevation 24	167.00
Spot Elevation 25	166.50
Spot Elevation 26	166.50
Spot Elevation 27	166.33
Spot Elevation 28	166.33
Spot Elevation 29	166.17
Spot Elevation 30	166.17
Average Grade	167.30



FRONT ELEVATION - BUILDING B13  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION - BUILDING B14  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION - BUILDING B15  
SCALE: 1/8" = 1'-0"

# BUILDING HEIGHTS

## BUILDINGS B13, B14, B15

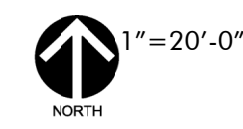
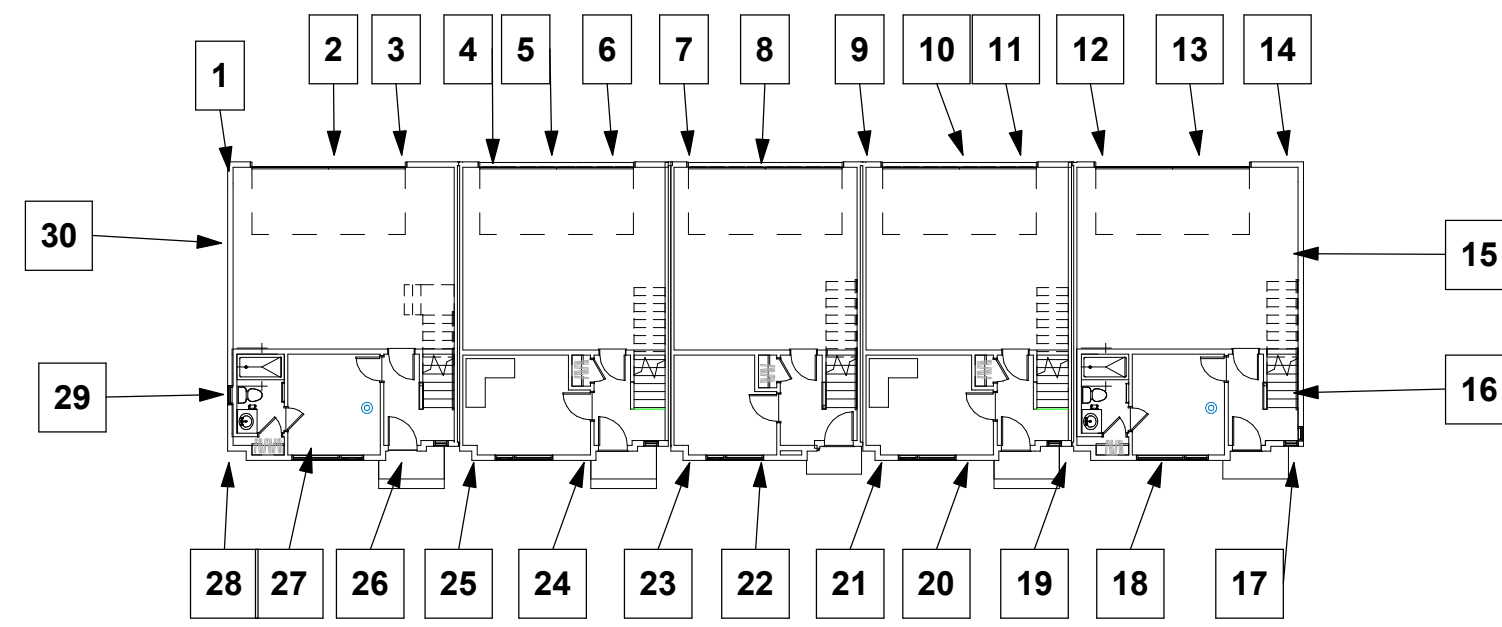


88 DEGREES  
BELLEVUE, WA



JOB NO 154000  
DATE 09/20/2023  
DESIGNED BY: [Name]  
DRAWN BY: [Name]





B16

Building 16	
Spot Elevation 1	160.00
Spot Elevation 2	160.00
Spot Elevation 3	160.00
Spot Elevation 4	161.00
Spot Elevation 5	161.00
Spot Elevation 6	162.00
Spot Elevation 7	162.00
Spot Elevation 8	163.00
Spot Elevation 9	163.00
Spot Elevation 10	163.76
Spot Elevation 11	164.00
Spot Elevation 12	164.00
Spot Elevation 13	164.10
Spot Elevation 14	164.27
Spot Elevation 15	164.44
Spot Elevation 16	164.50
Spot Elevation 17	164.50
Spot Elevation 18	164.30
Spot Elevation 19	163.50
Spot Elevation 20	163.50
Spot Elevation 21	162.50
Spot Elevation 22	162.50
Spot Elevation 23	162.15
Spot Elevation 24	161.50
Spot Elevation 25	161.50
Spot Elevation 26	160.50
Spot Elevation 27	160.50
Spot Elevation 28	160.50
Spot Elevation 29	160.33
Spot Elevation 30	160.17
Average Grade	162.30



FRONT ELEVATION - BUILDING B16  
SCALE: 1/8" = 1'-0"

OVERALL BLDG HEIGHT  
+194.90'

AVG. EXIST GRADE  
+162.30'

## BUILDING HEIGHTS

BUILDINGS B16



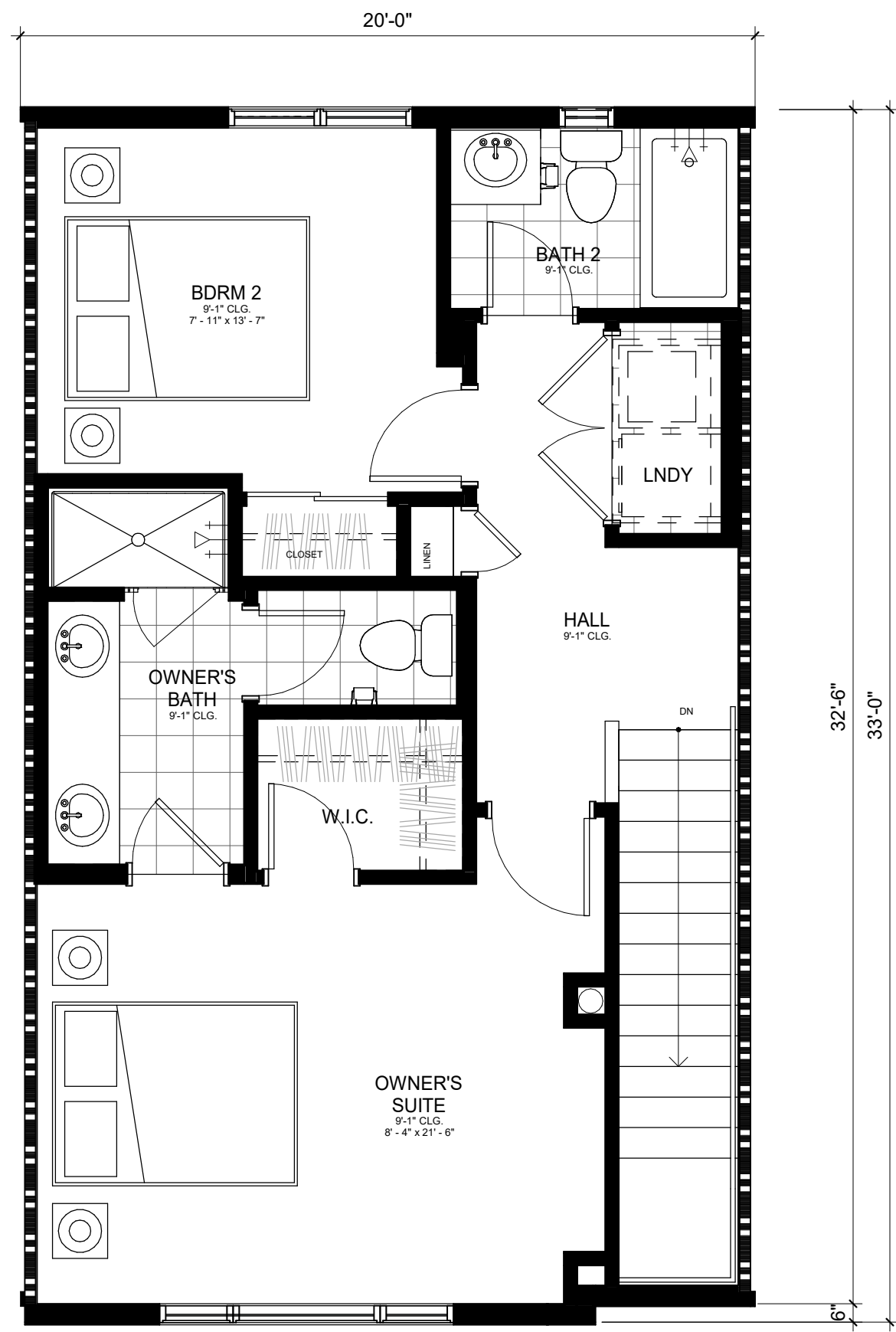
88 DEGREES

BELLEVUE, WA

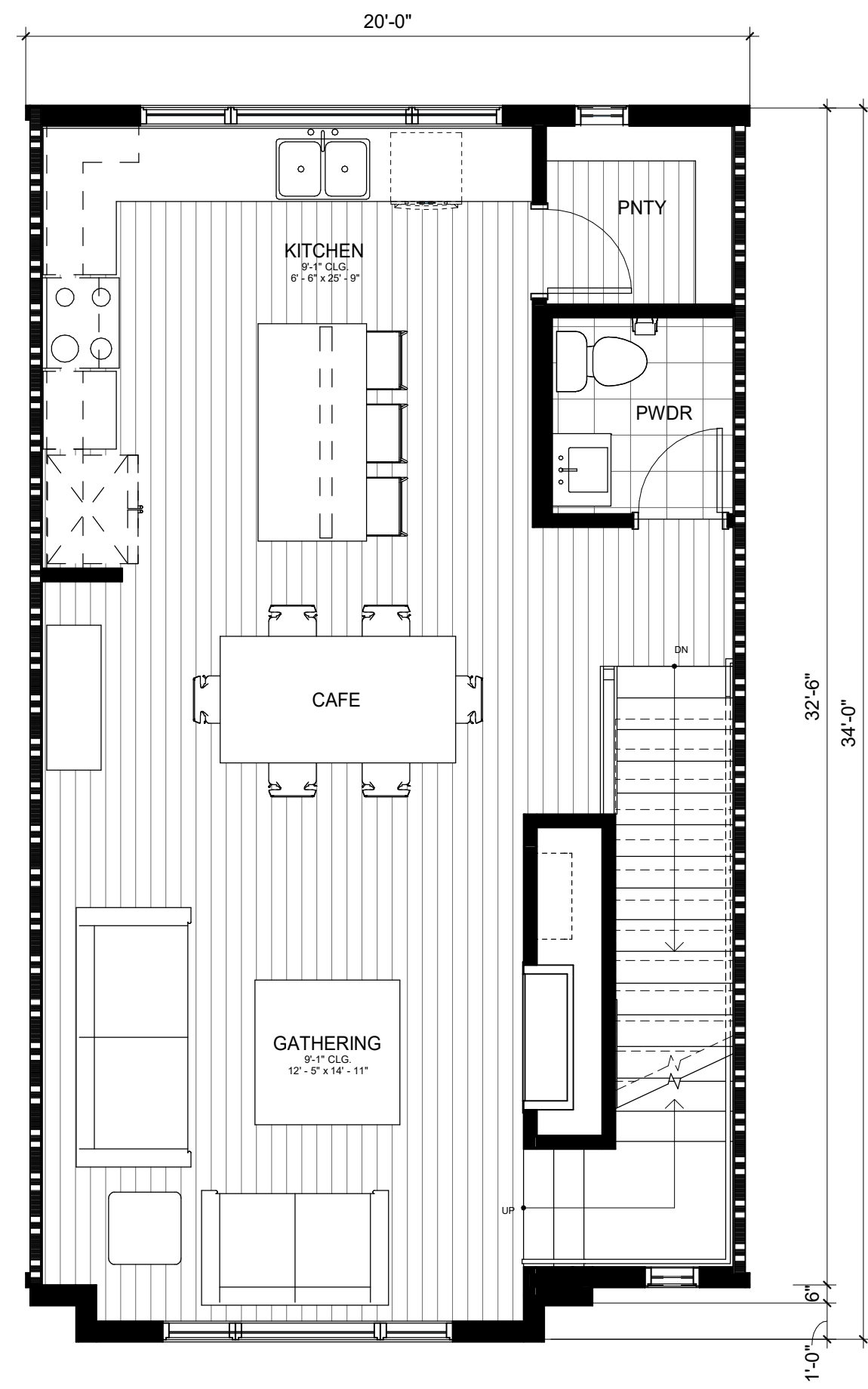


JOB NO 150000  
DATE 05/20/2021  
DESIGNED BY: [Name]  
CHECKED BY: [Name]

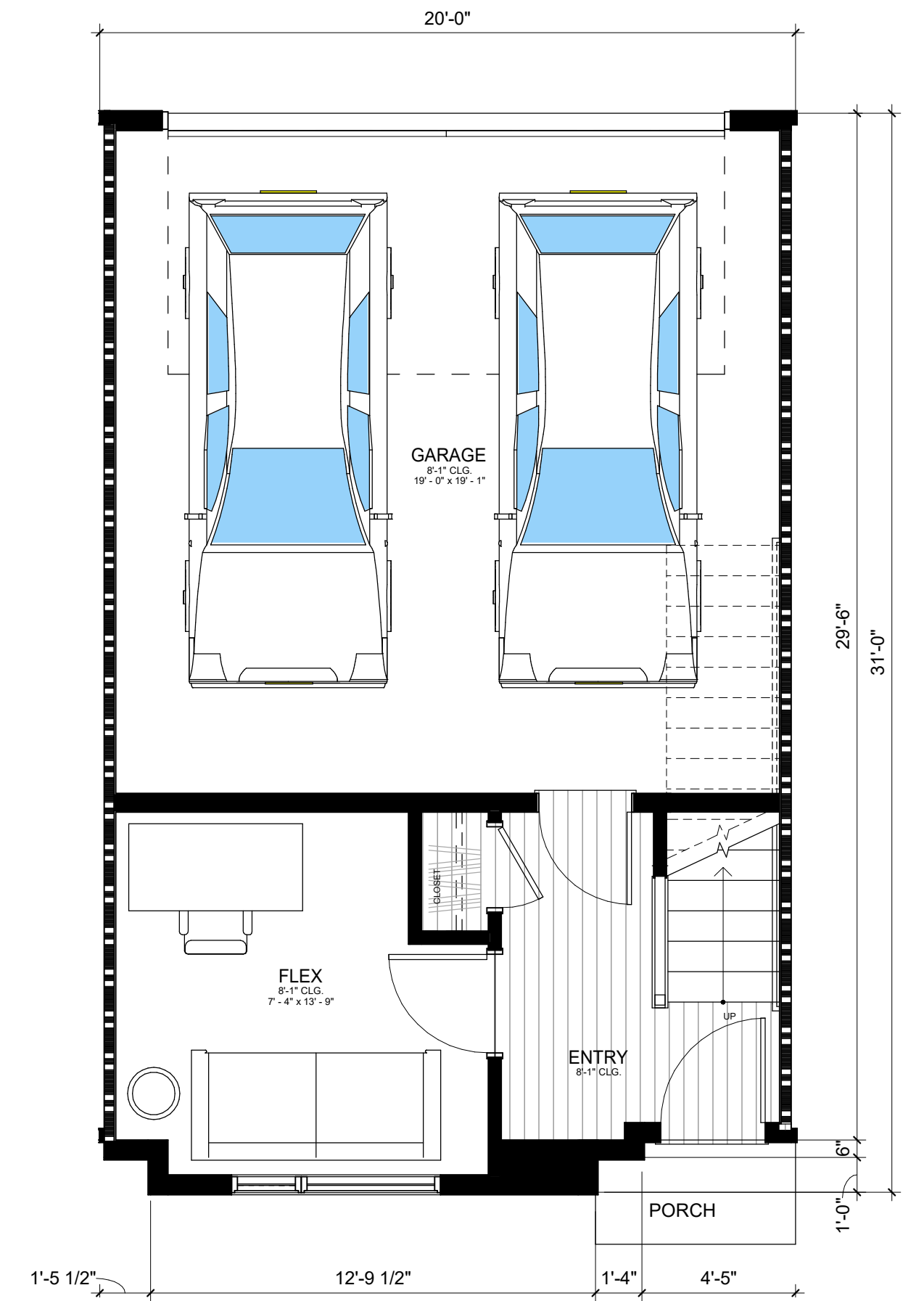
A.15



③ UNIT PLAN 1 - 3RD FLOOR  
1/4" = 1'-0"



② UNIT PLAN 1 - 2ND FLOOR  
1/4" = 1'-0"



① UNIT PLAN 1 - 1ST FLOOR  
1/4" = 1'-0"

Unit Area	Unit Type
Level	1
Garage	365.0
First Floor	190.9
Second Floor	620.4
Third Floor	608.6
<b>Total SF</b>	<b>1785.0</b>

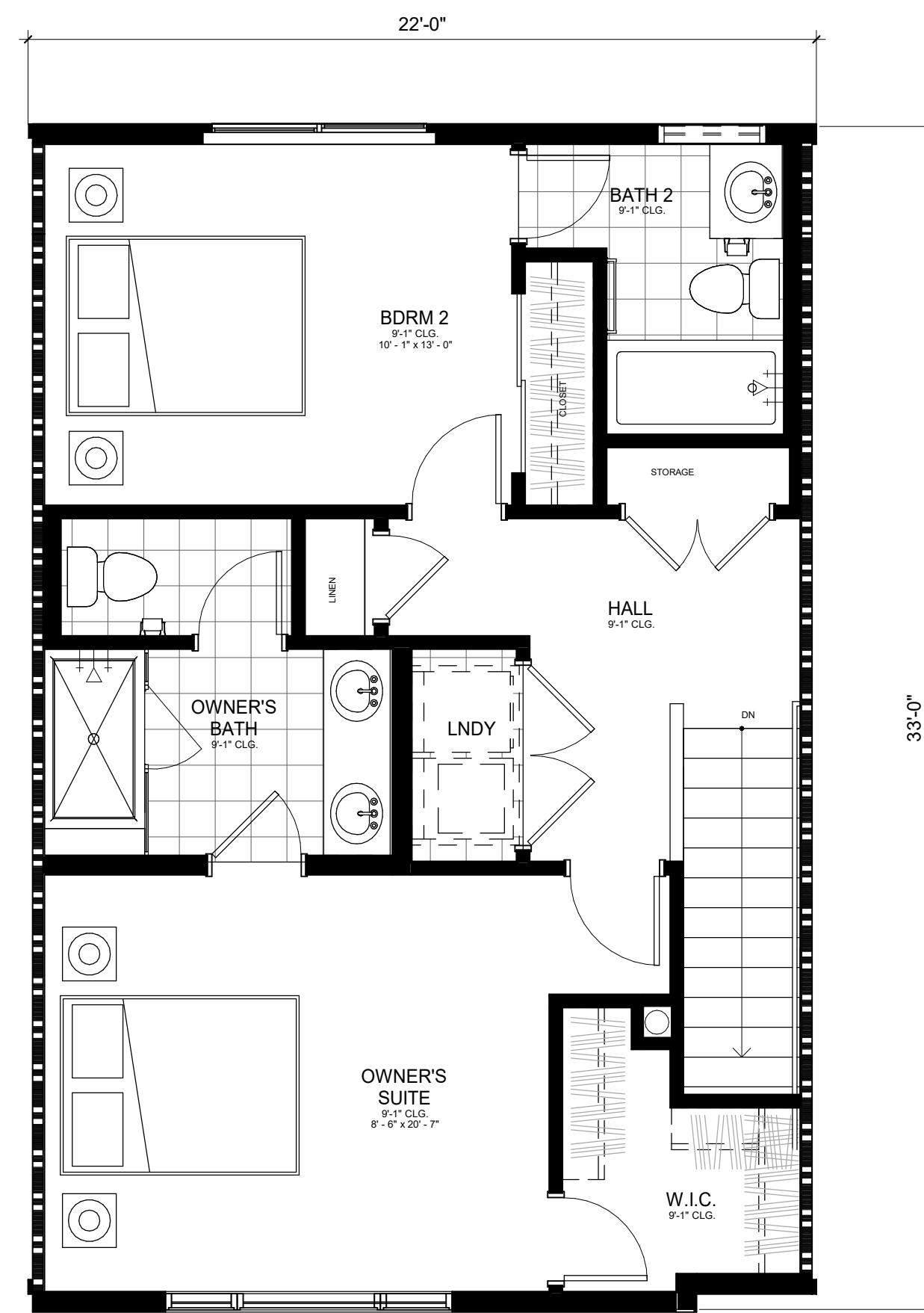
# UNIT 1 PLANS



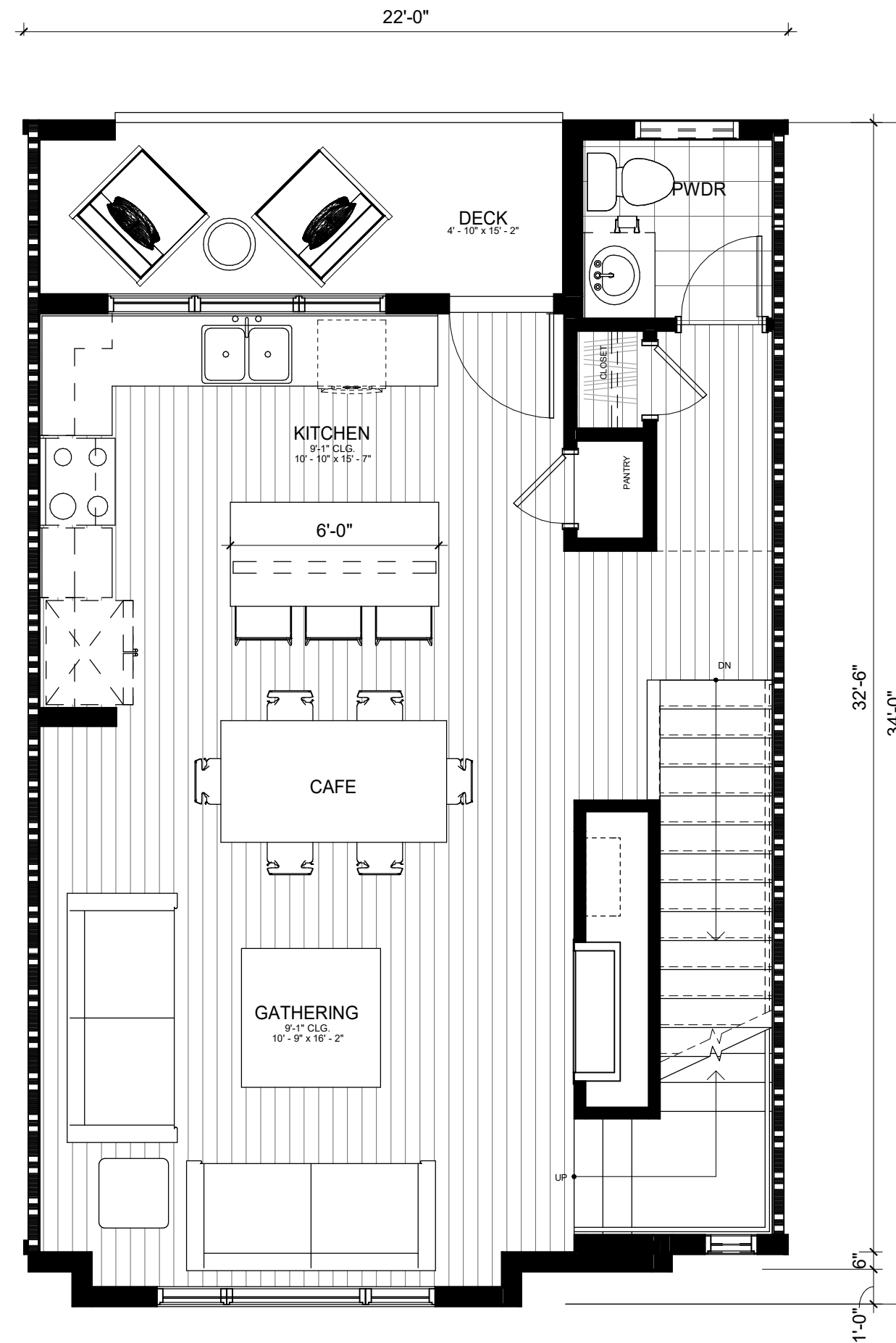
88 DEGREES  
BELLEVUE, WA



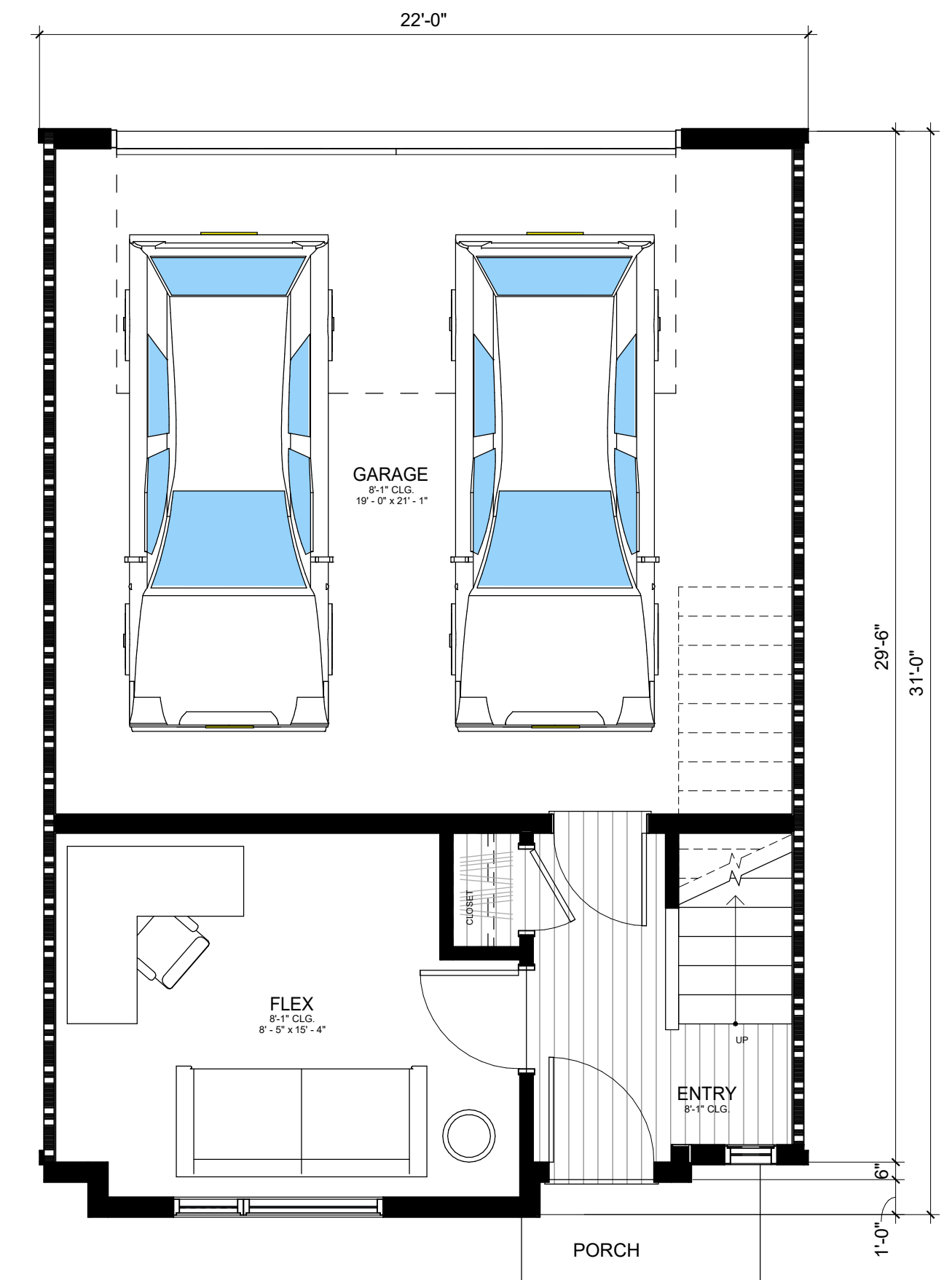
JOB NO1590.004  
DATE 01/29/21  
10900 NE 8th Street #1120  
Bellevue, WA 98004  
425.453.5388



③ UNIT PLAN 2 - 3RD FLOOR  
1/4" = 1'-0"



② UNIT PLAN 2 - 2ND FLOOR  
1/4" = 1'-0"



① UNIT PLAN 2 - 1ST FLOOR  
1/4" = 1'-0"

Unit Area	Unit Type
Level	2
Garage	402.3
First Floor	210.4
Second Floor	608.6
Third Floor	672.9
Total SF	1892.3

## UNIT 2 PLANS



88 DEGREES

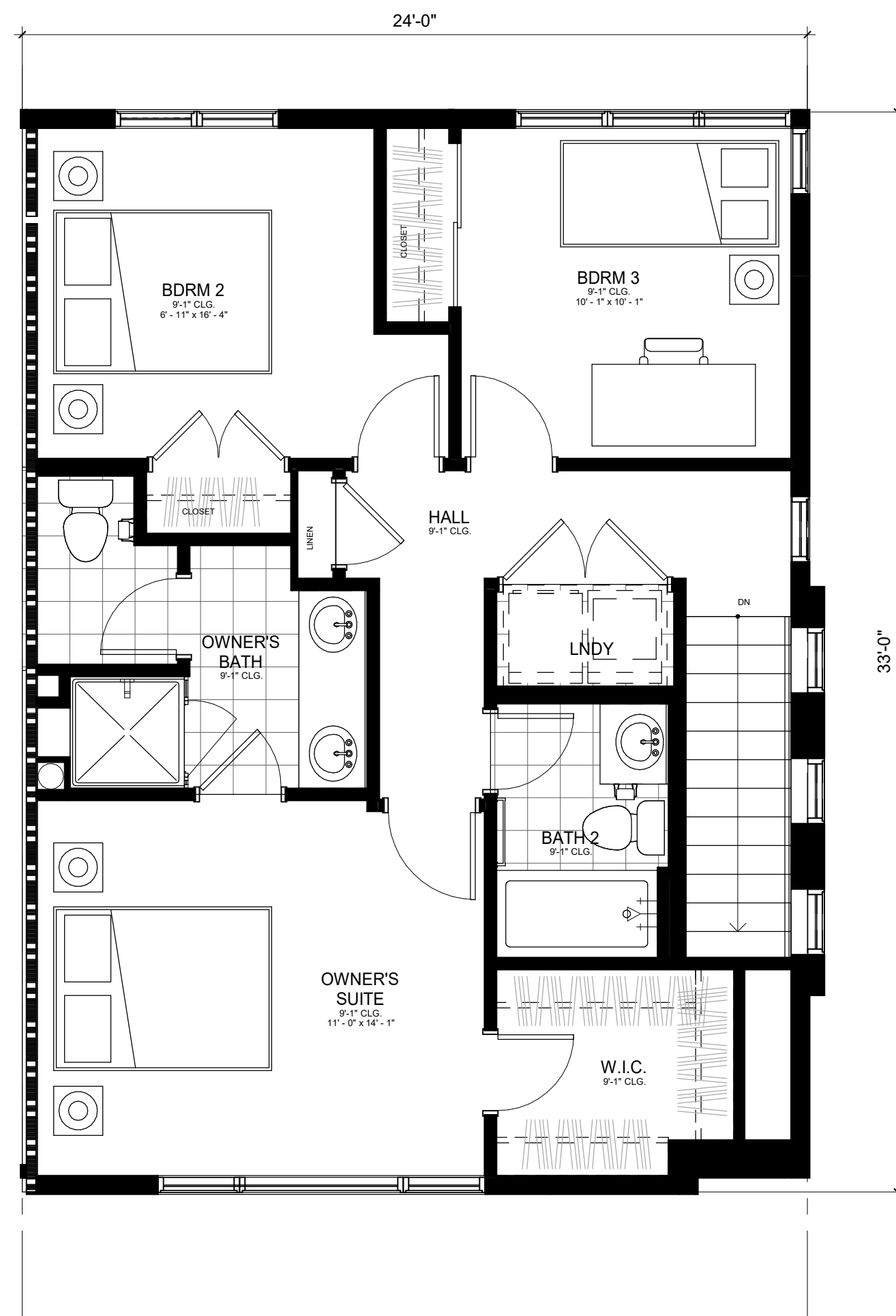
BELLEVUE, WA



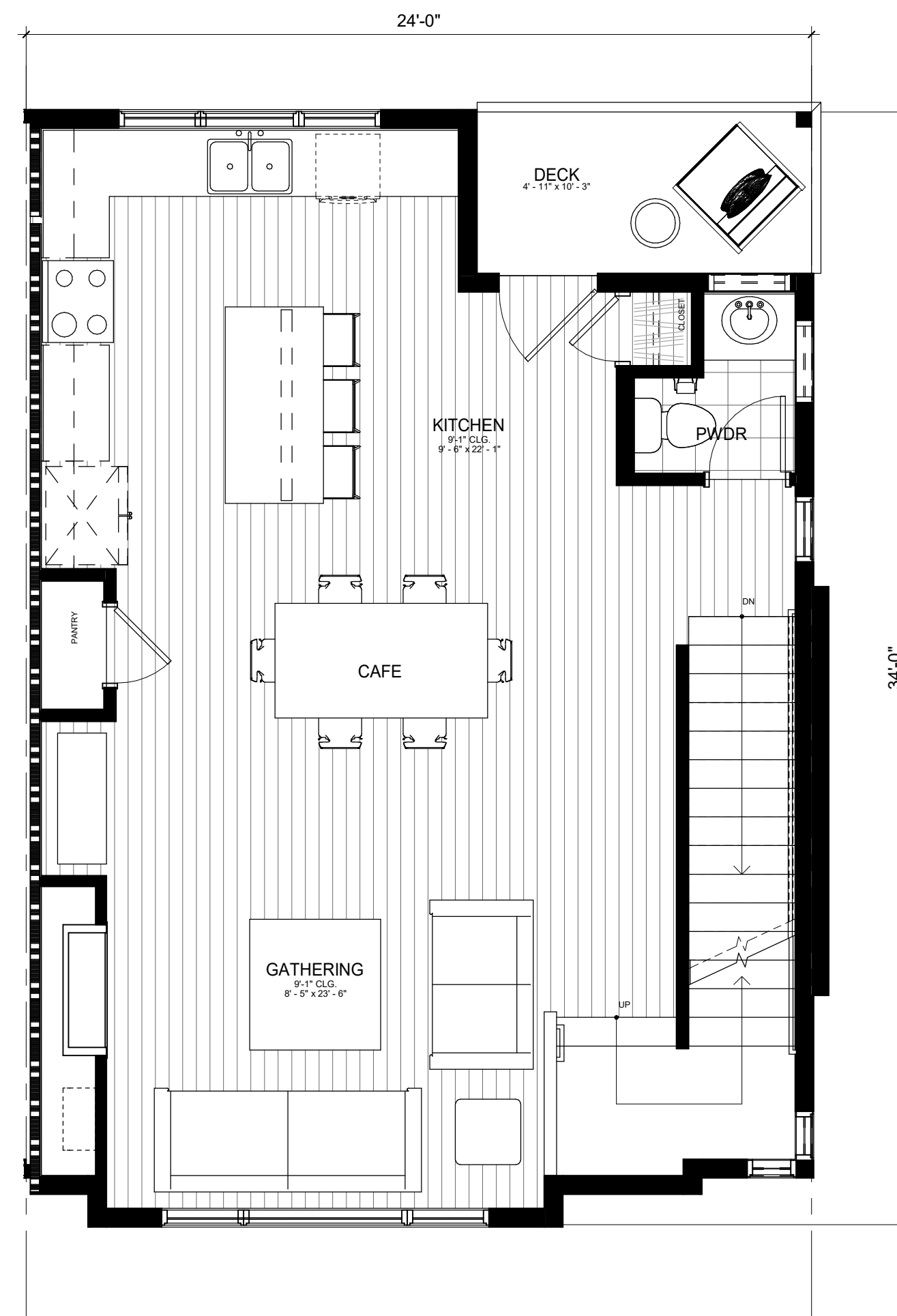
JOB NO **1590.004**  
DATE **01/29/21**  
10900 NE 8th Street #1120  
Bellevue, WA 98004  
425.453.5388

A.17

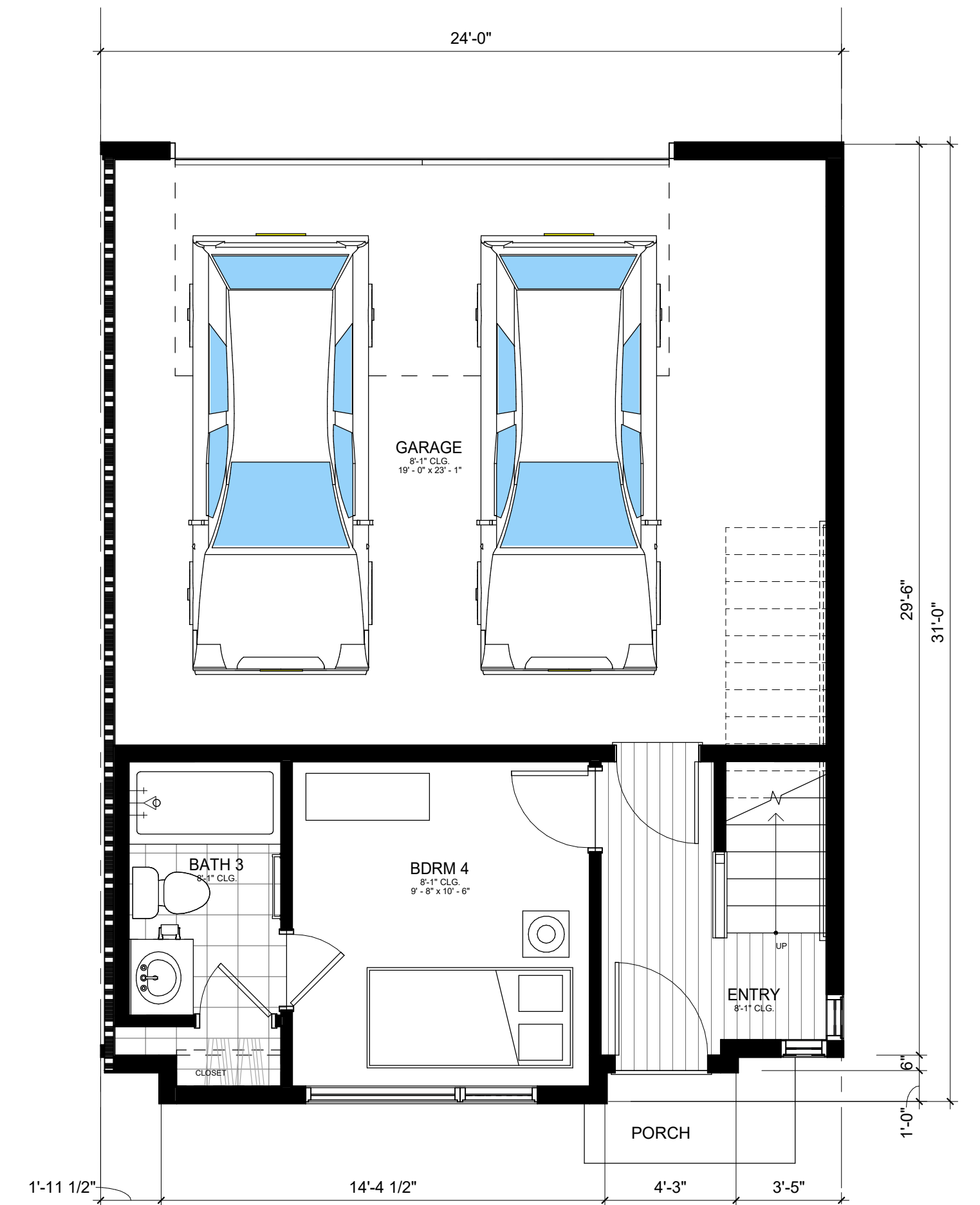




③ UNIT PLAN 3 - 3RD FLOOR  
1/4" = 1'-0"



② UNIT PLAN 3 - 2ND FLOOR  
1/4" = 1'-0"



① UNIT PLAN 3 - 1ST FLOOR  
1/4" = 1'-0"

Unit Area	Unit Type
Level	3
Garage	437.8
First Floor	231.5
Second Floor	697.5
Third Floor	735.6
Fourth Floor	
<b>Total SF</b>	<b>2102.5</b>

## UNIT 3 PLANS



88 DEGREES

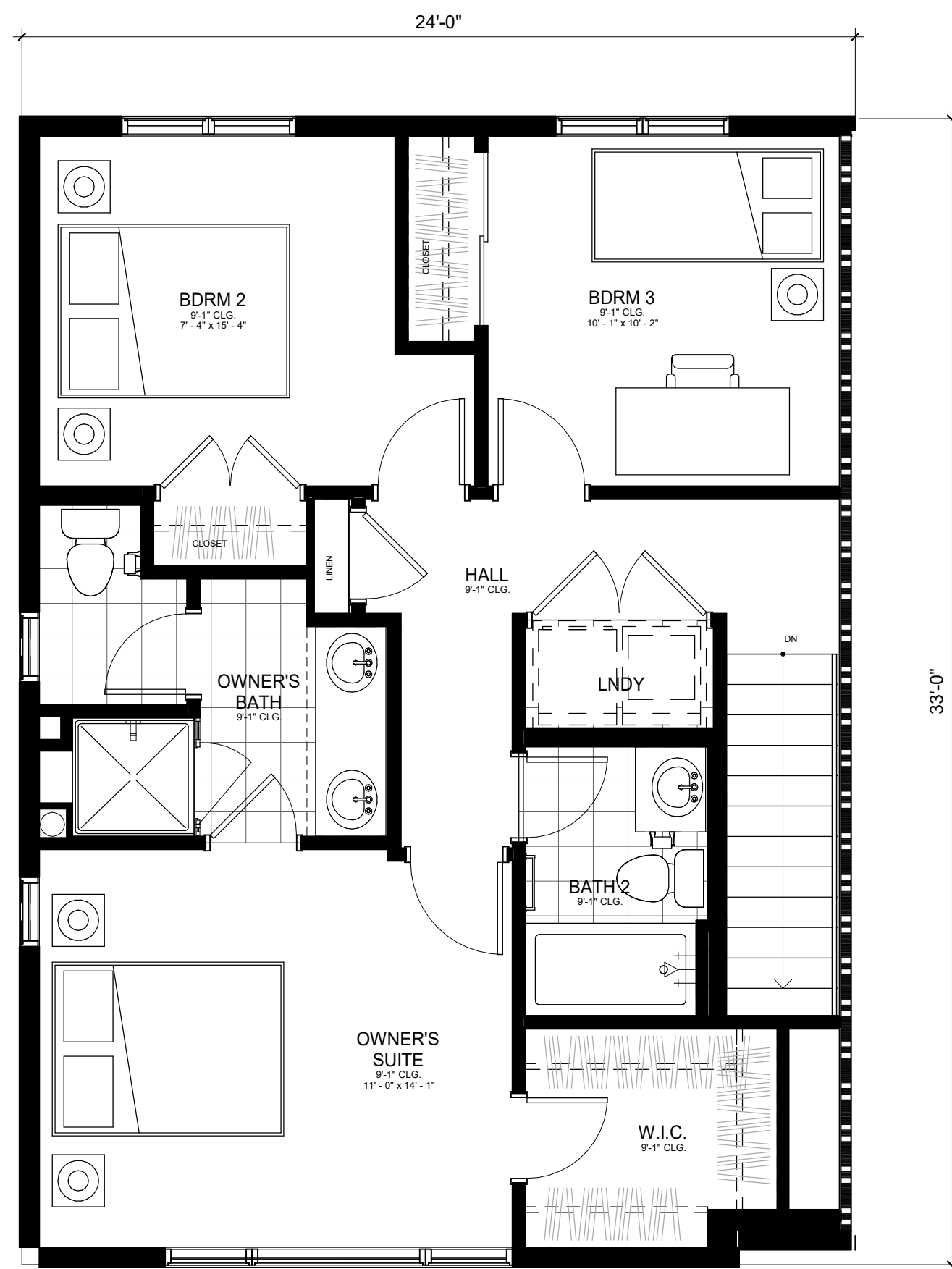
BELLEVUE, WA



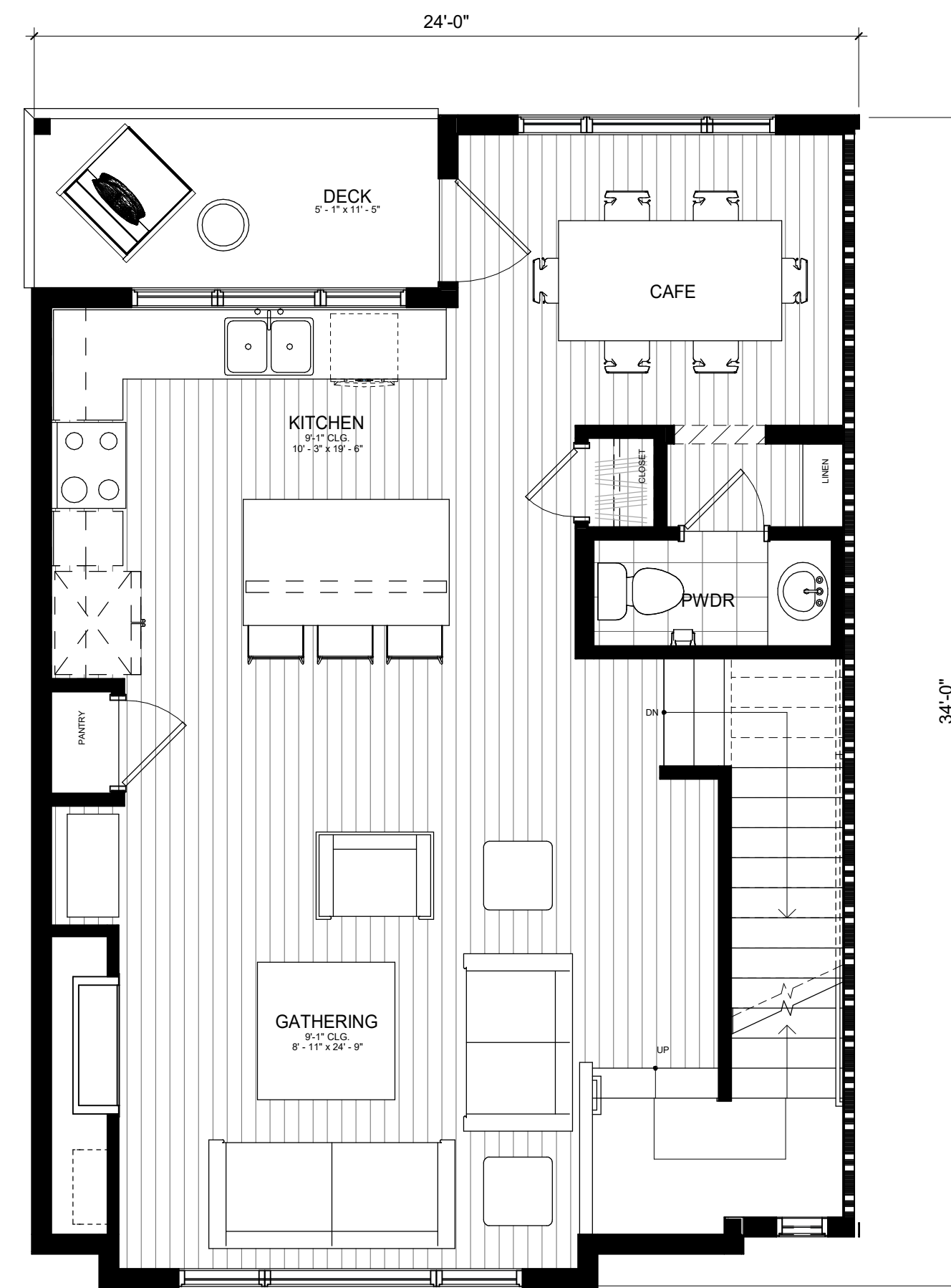
JOB NO **1590.004**  
DATE **01/29/21**  
10900 NE 8th Street #1120  
Bellevue, WA 98004  
425.453.5388

A.18

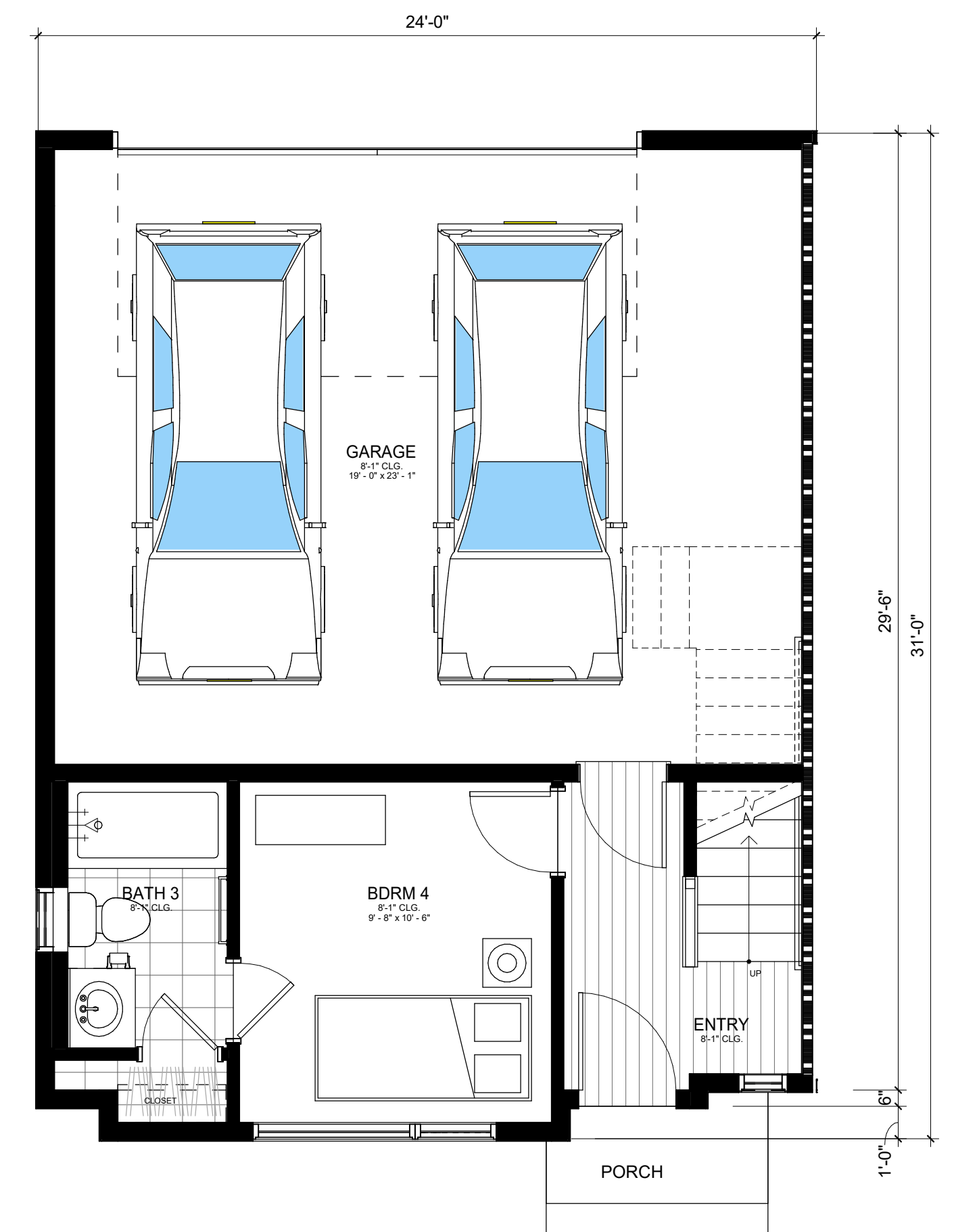




③ UNIT PLAN 3 (OPT. 1) - 3RD FLOOR  
1/4" = 1'-0"



② UNIT PLAN 3 (OPT. 1) - 2ND FLOOR  
1/4" = 1'-0"



① UNIT PLAN 3 (OPT. 1) - 1ST FLOOR  
1/4" = 1'-0"

Unit Area	Unit Type
Level	3
Garage	437.8
First Floor	231.5
Second Floor	697.5
Third Floor	735.6
Fourth Floor	
<b>Total SF</b>	<b>2102.5</b>

## UNIT 3.1 PLANS



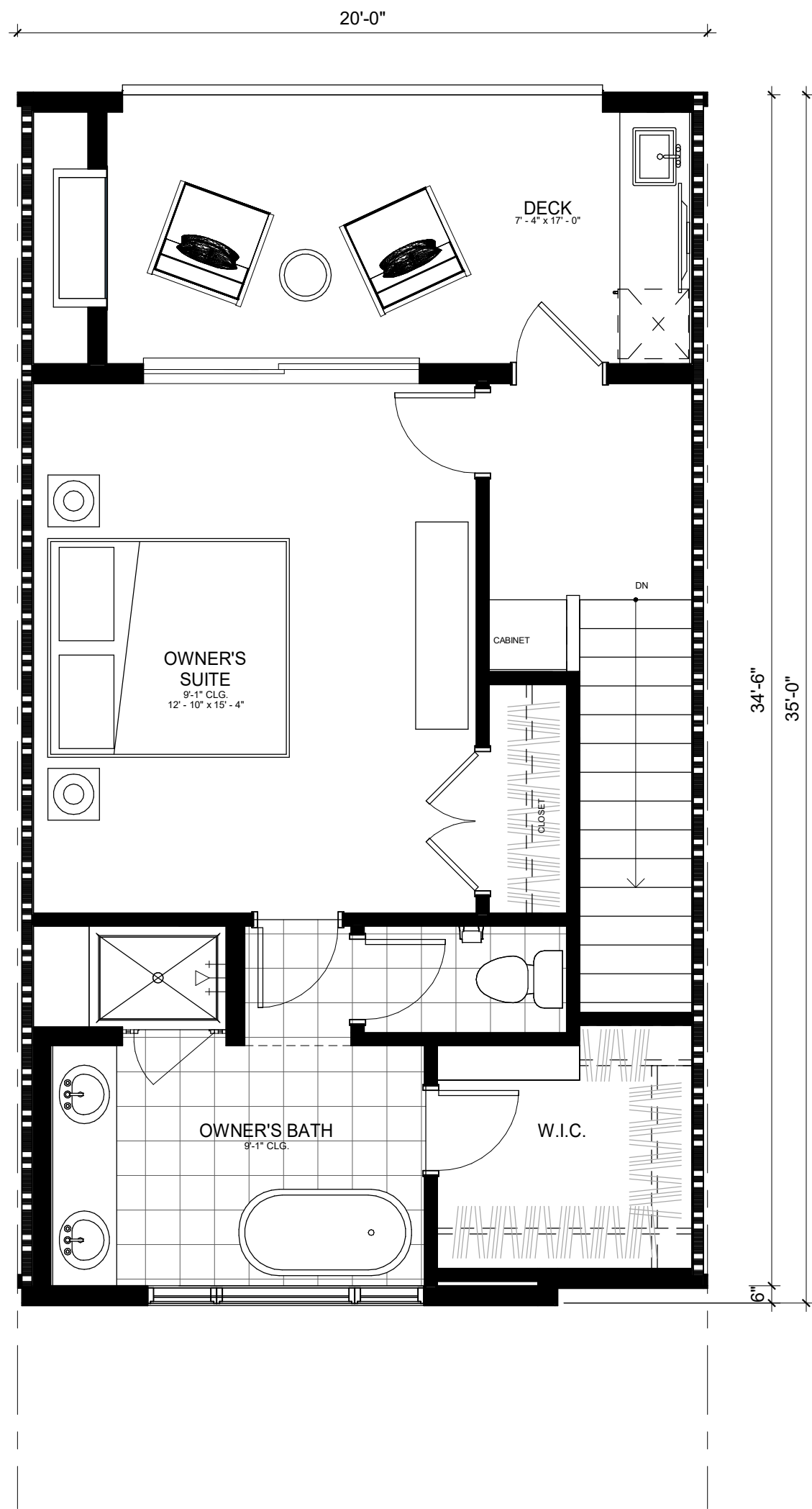
88 DEGREES

BELLEVUE, WA

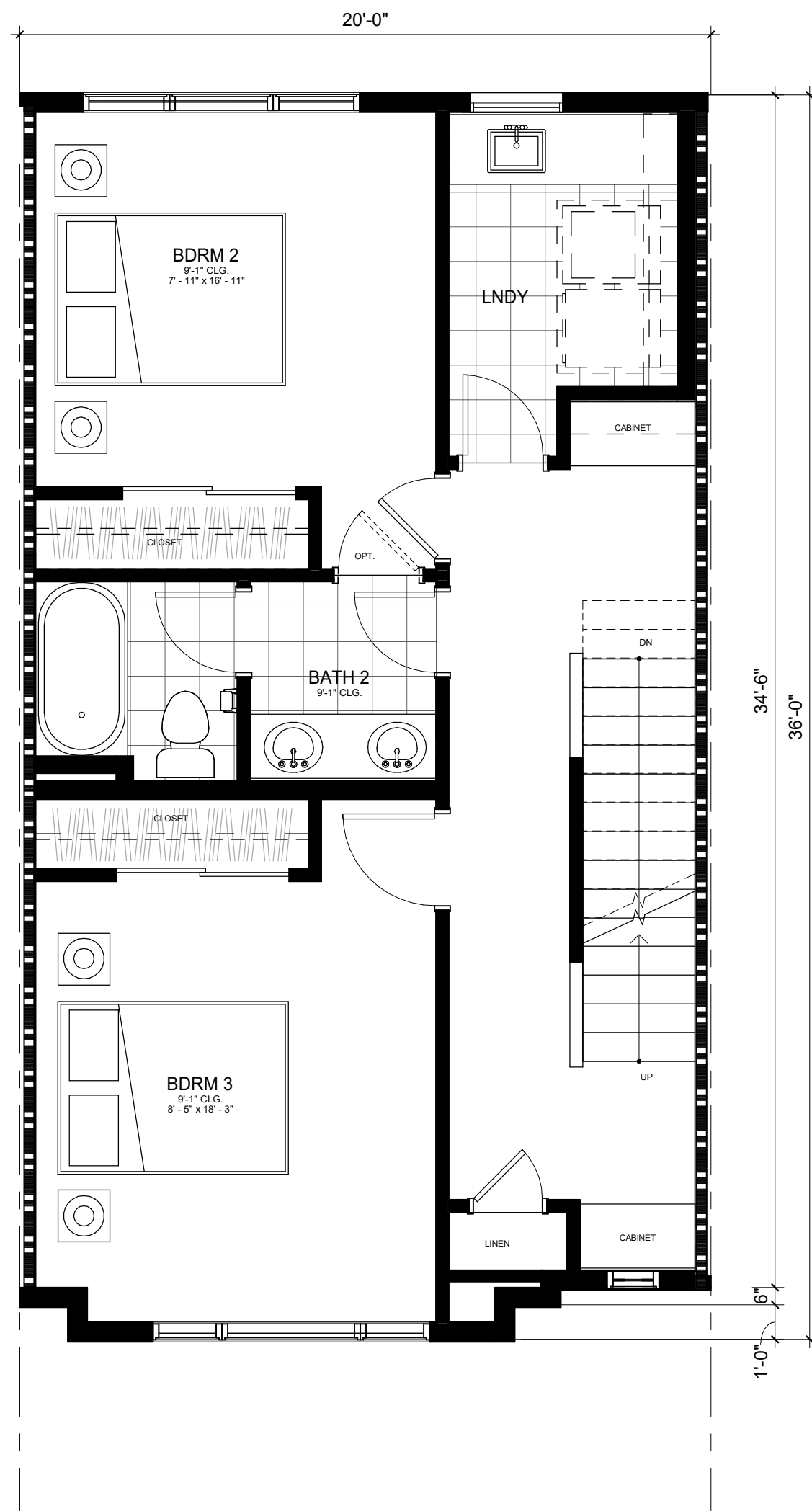


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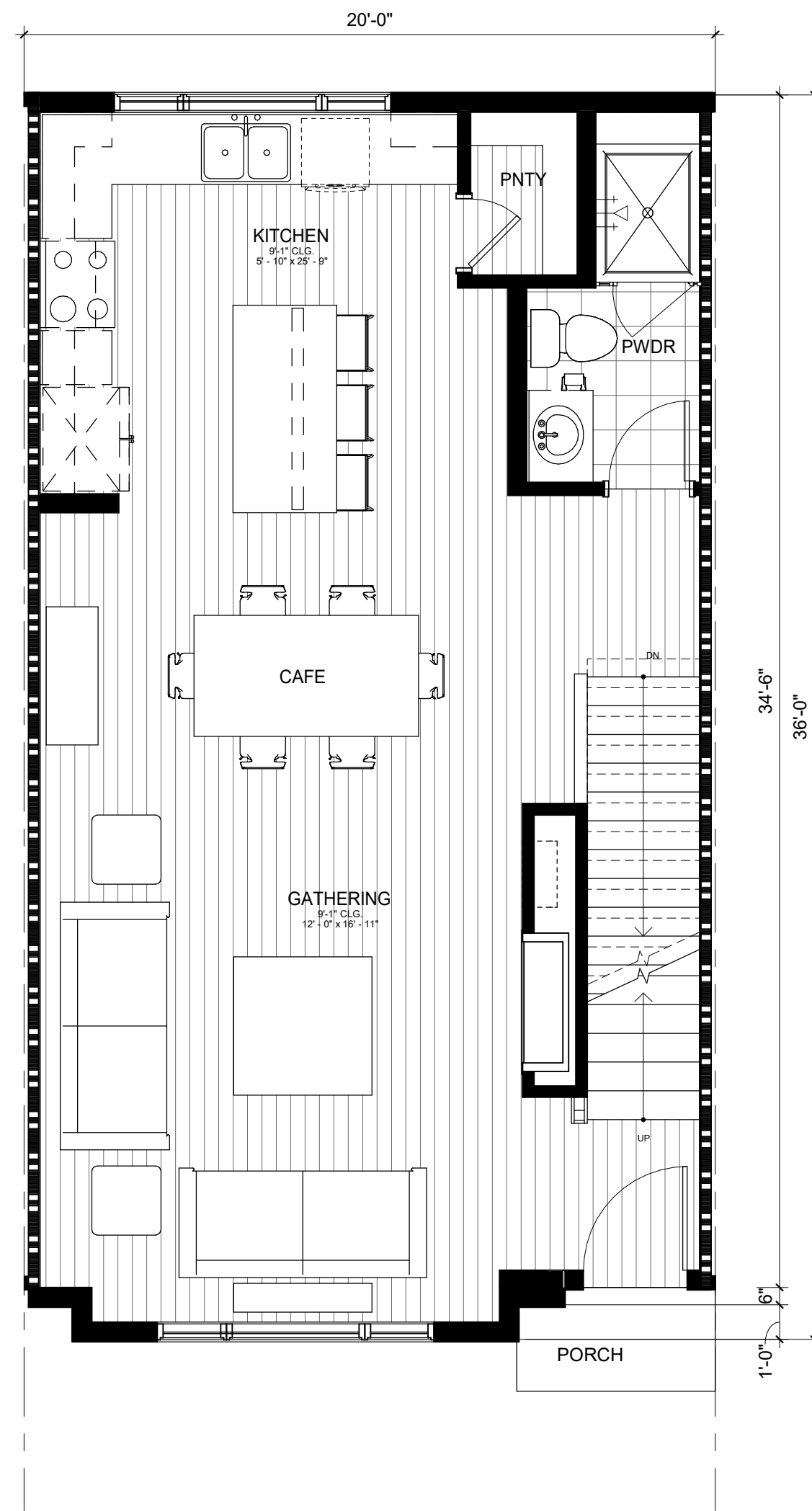
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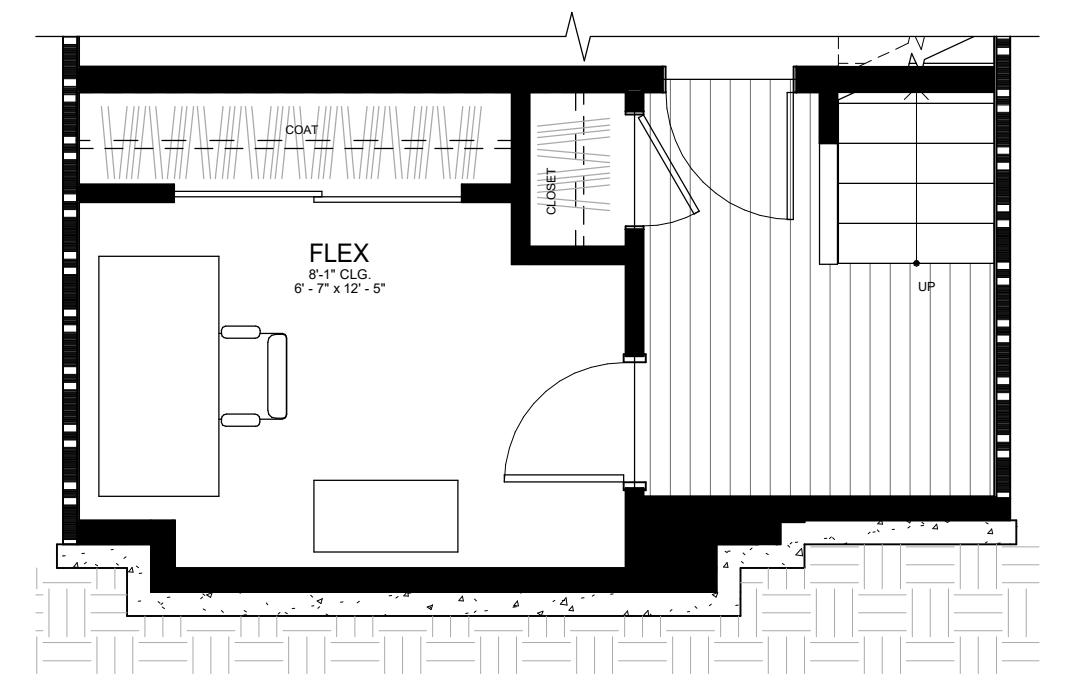
⑤ UNIT PLAN 4 - 3RD FLOOR  
1/4" = 1'-0"



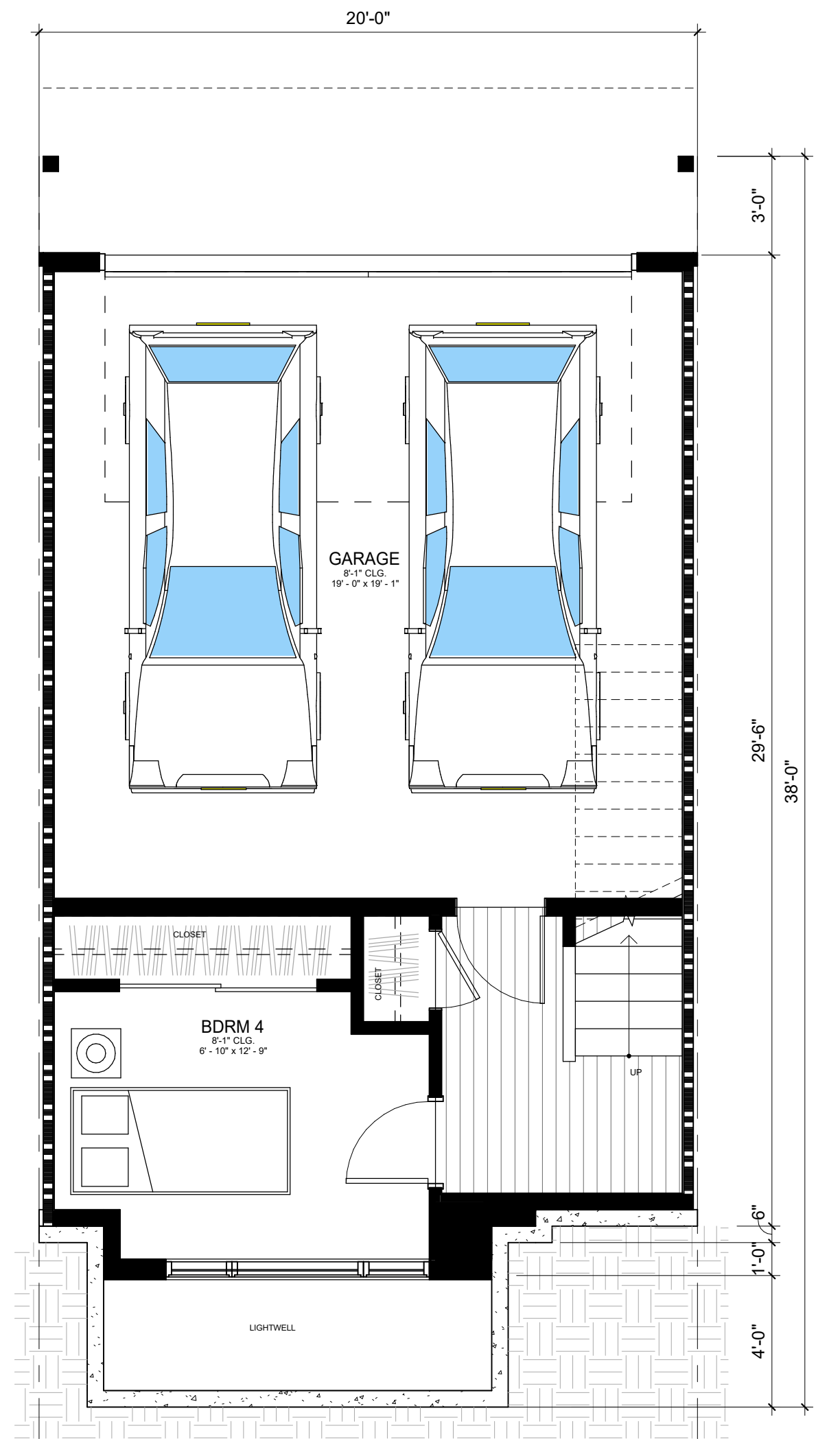
④ UNIT PLAN 4 - 2ND FLOOR  
1/4" = 1'-0"



③ UNIT PLAN 4 - 1ST FLOOR  
1/4" = 1'-0"



UNIT PLAN 4.1 @ B6, B9, & B10 - LOWER  
LEVEL  
1/4" = 1'-0"



① UNIT PLAN 4 - LOWER LEVEL  
1/4" = 1'-0"

Unit Area	Unit Type
Level	4
First Floor	658.4
Second Floor	658.4
Third Floor	455.9
<b>Total SF</b>	<b>1772.7</b>

## UNIT 4 PLANS

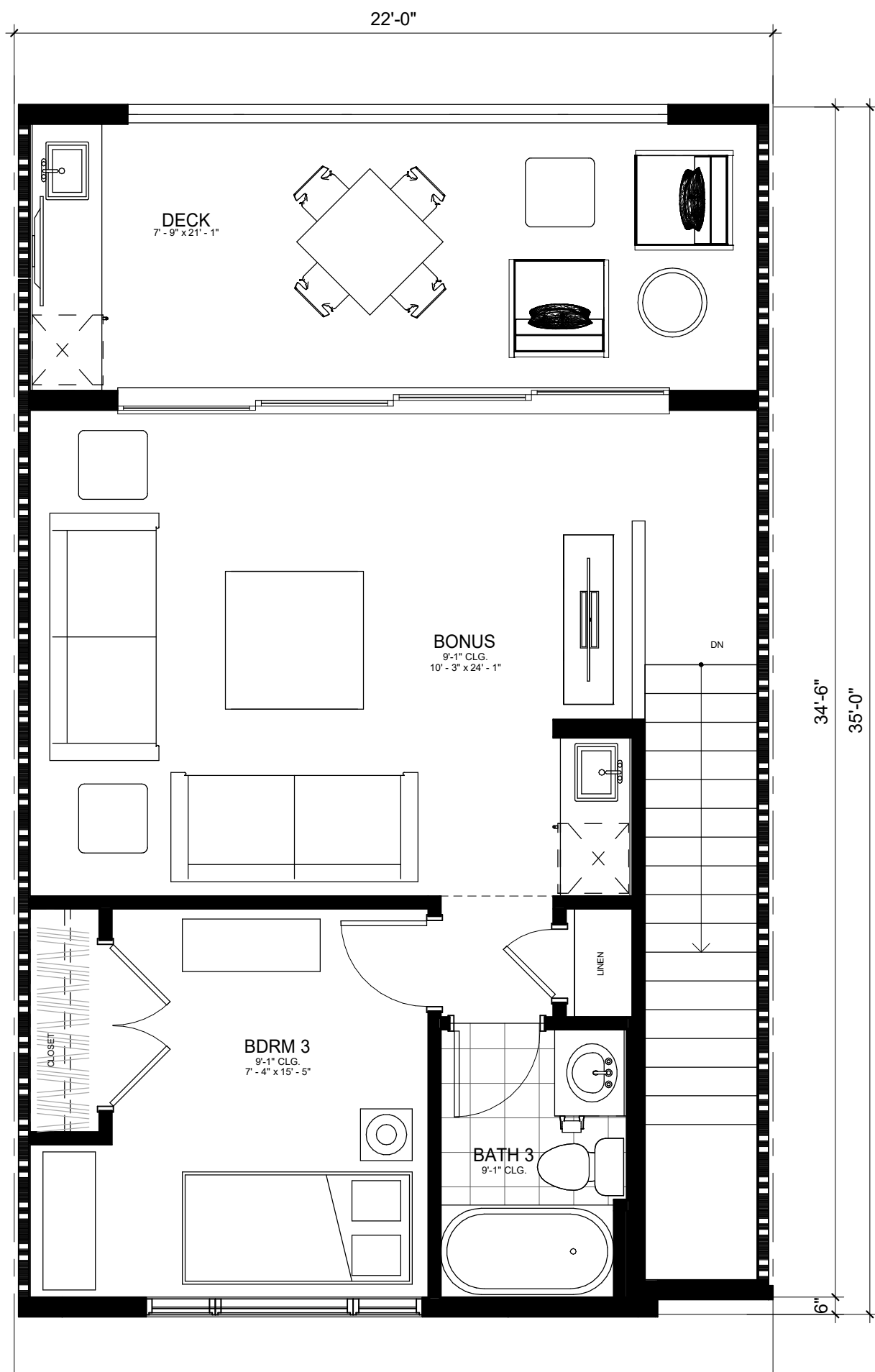


88 DEGREES  
BELLEVUE, WA

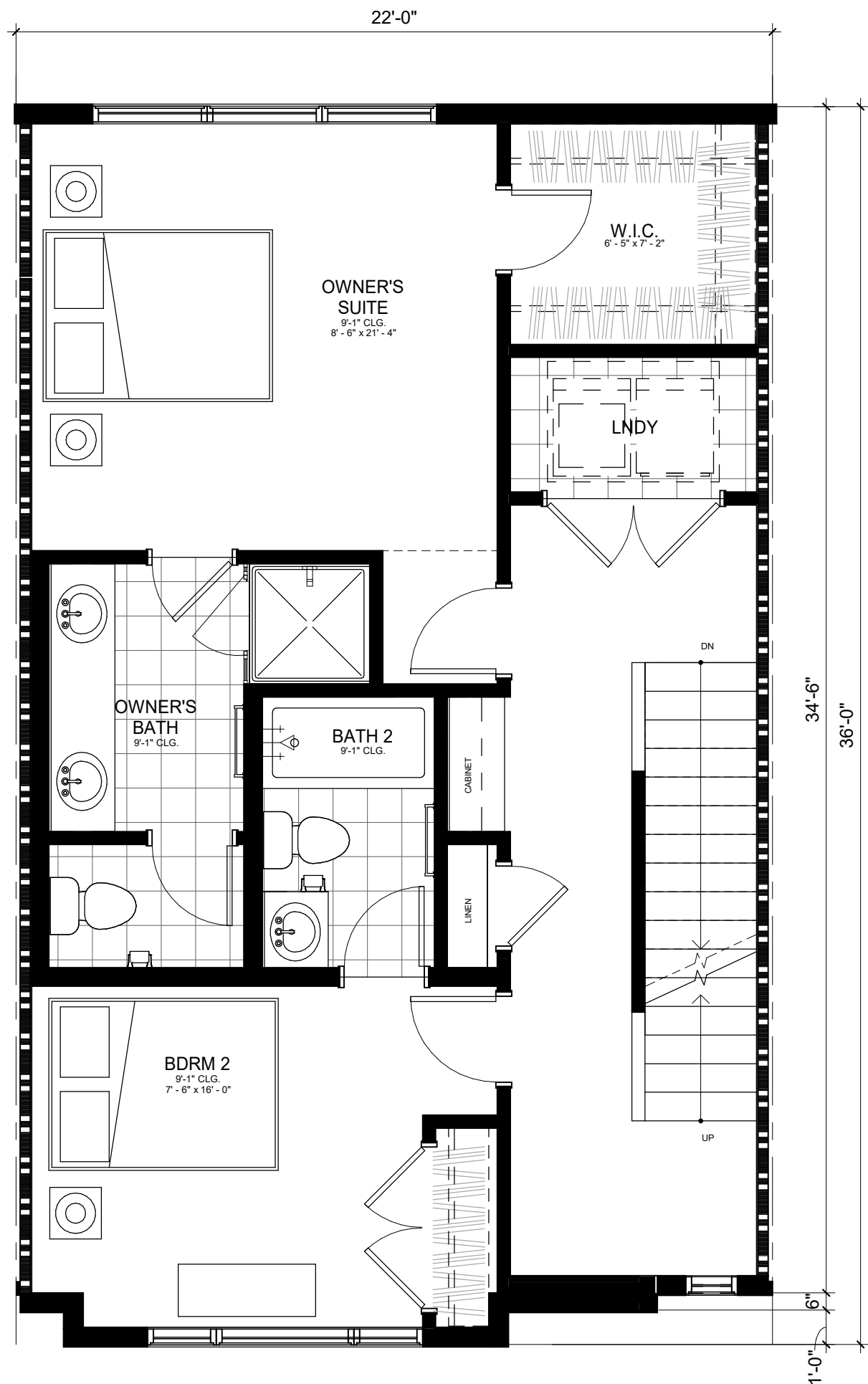


JOB NO **1590.004**  
DATE **01/29/21**  
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Bellevue, WA 98004  
425.453.5388

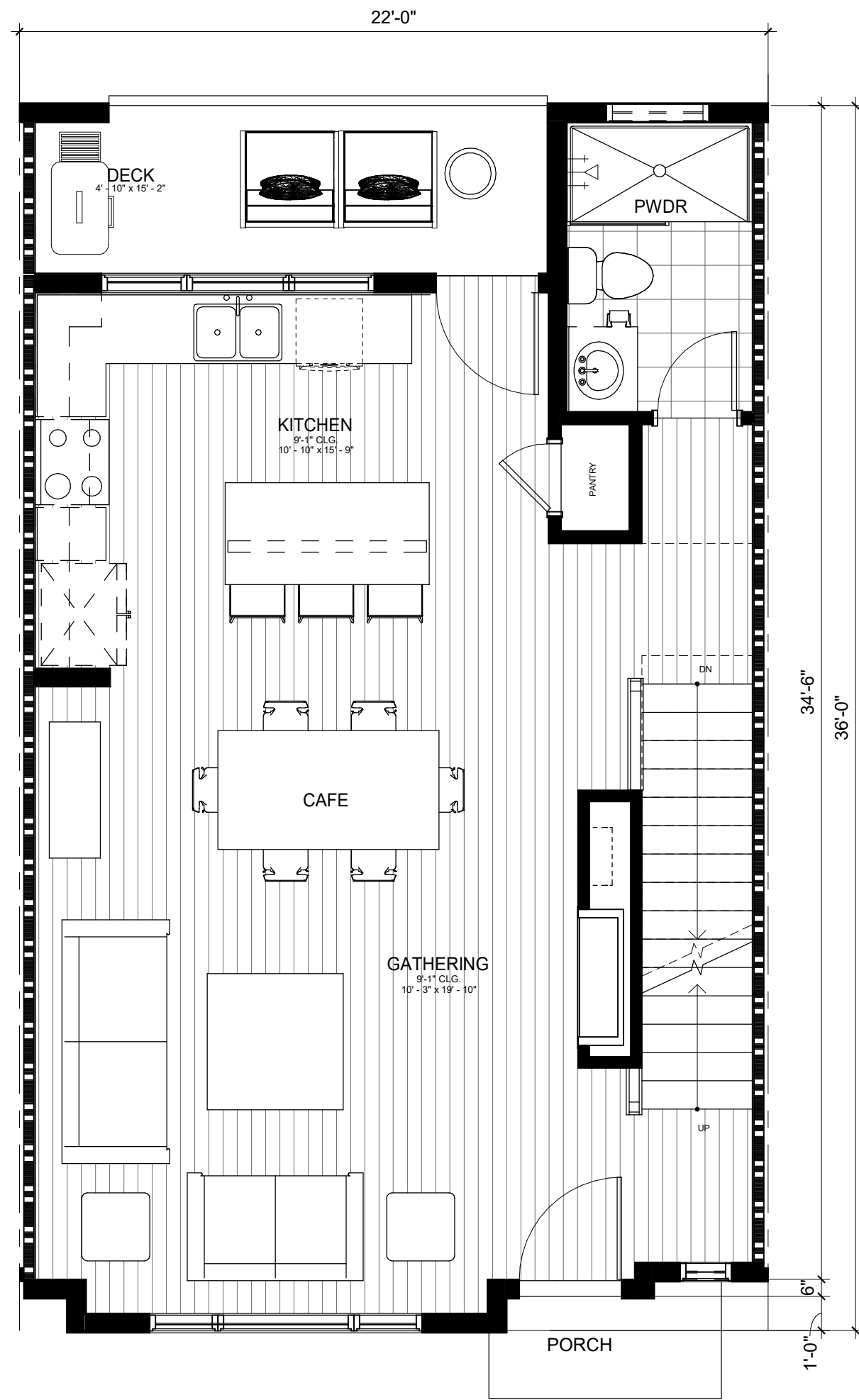
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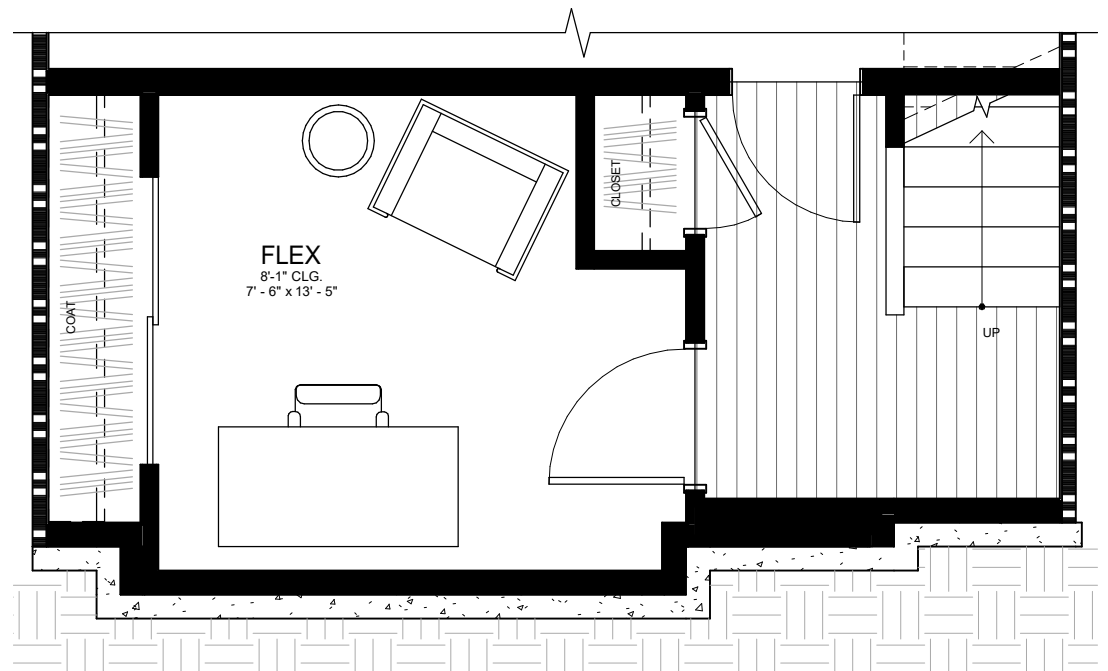
④ UNIT PLAN 5 - 3RD FLOOR  
1/4" = 1'-0"



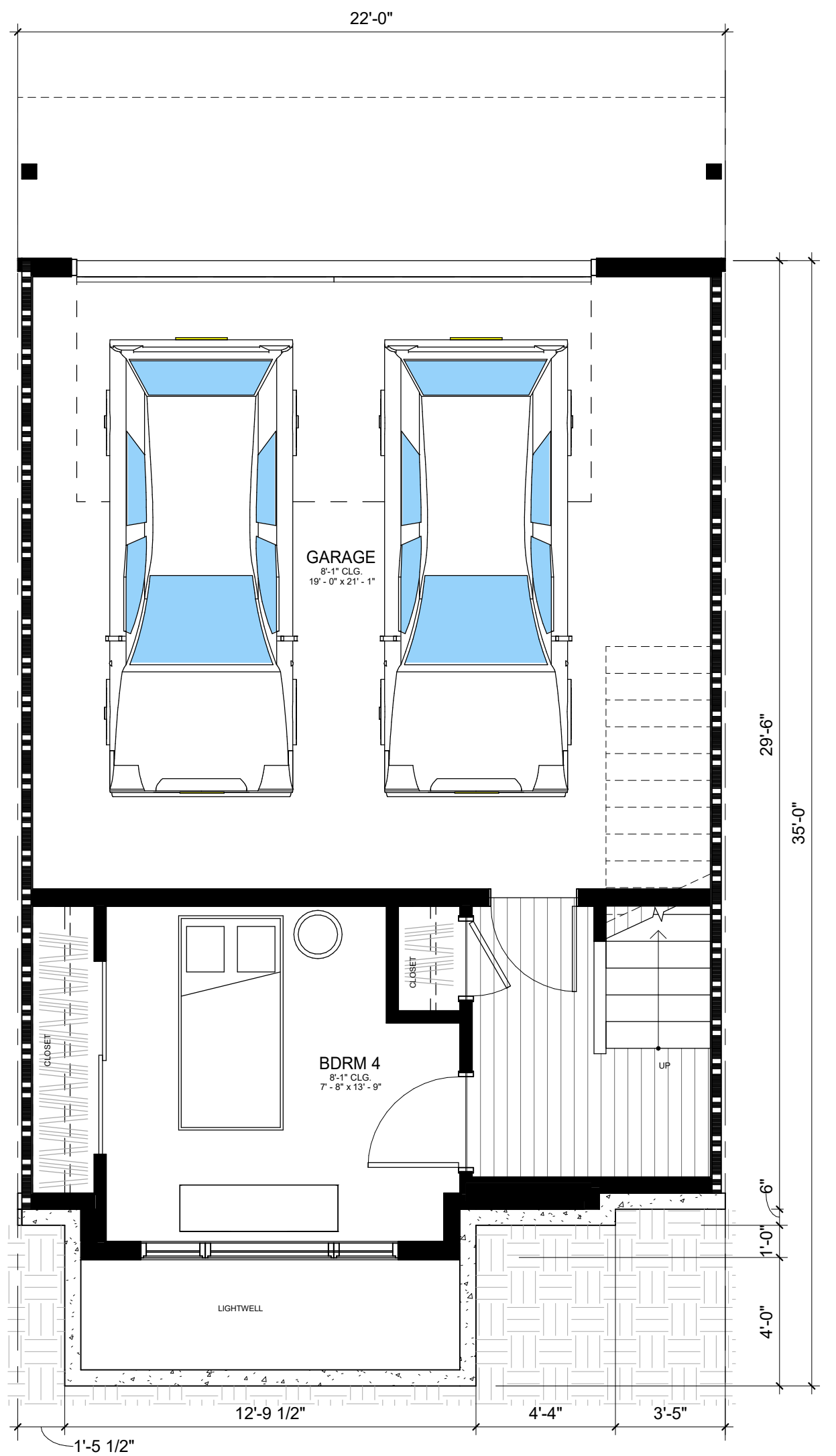
③ UNIT PLAN 5 - 2ND FLOOR  
1/4" = 1'-0"



② UNIT PLAN 5 - 1ST FLOOR  
1/4" = 1'-0"



⑤ UNIT PLAN 5.1 @ B9 & B10 - LOWER  
LEVEL  
1/4" = 1'-0"



① UNIT PLAN 5 - LOWER LEVEL  
1/4" = 1'-0"

Unit Area	Unit Type
Level	5
First Floor	648.77
Second Floor	728.9
Third Floor	512.03
Total SF	1887.70

# UNIT 5 PLANS



88 DEGREES

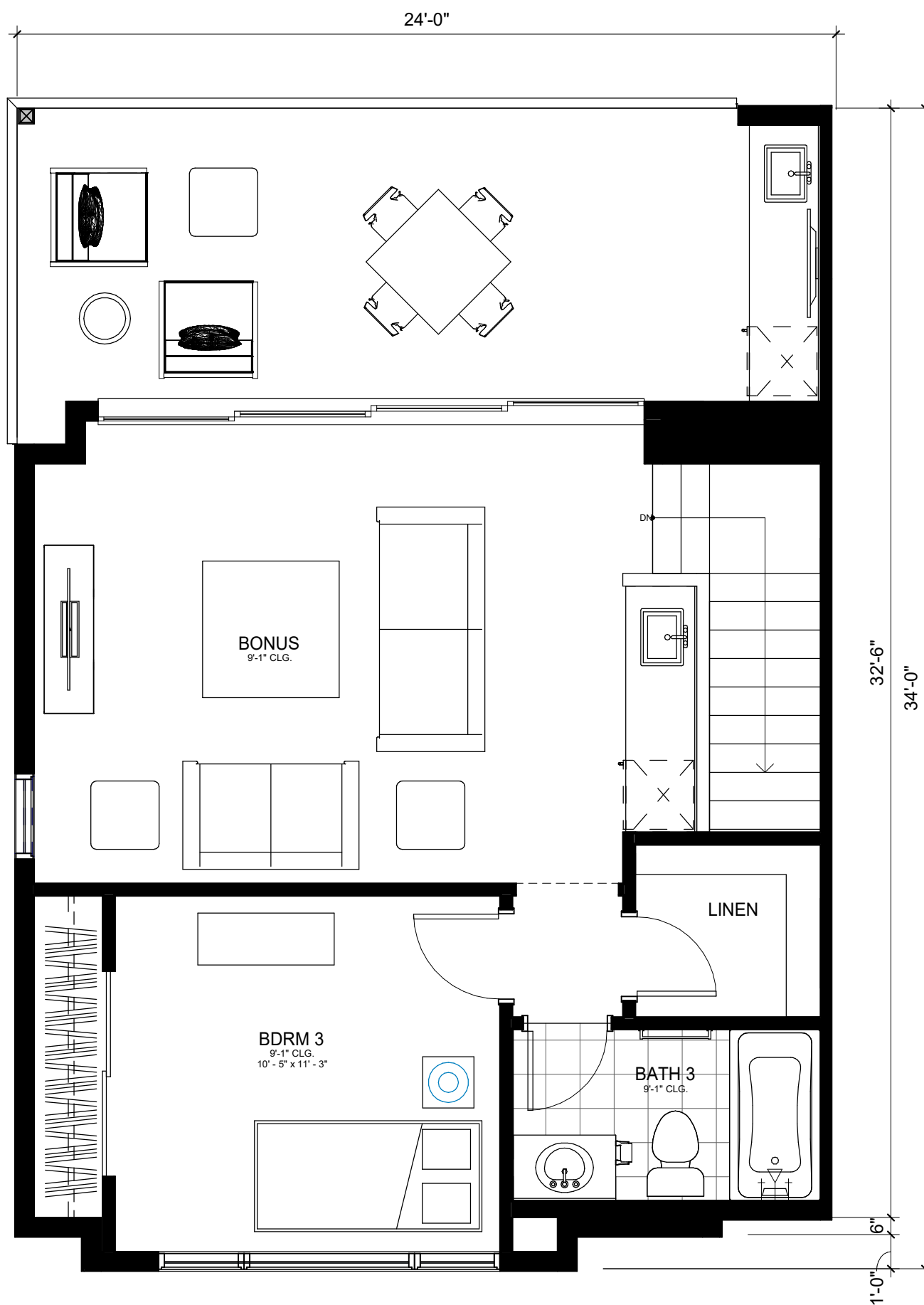
BELLEVUE, WA



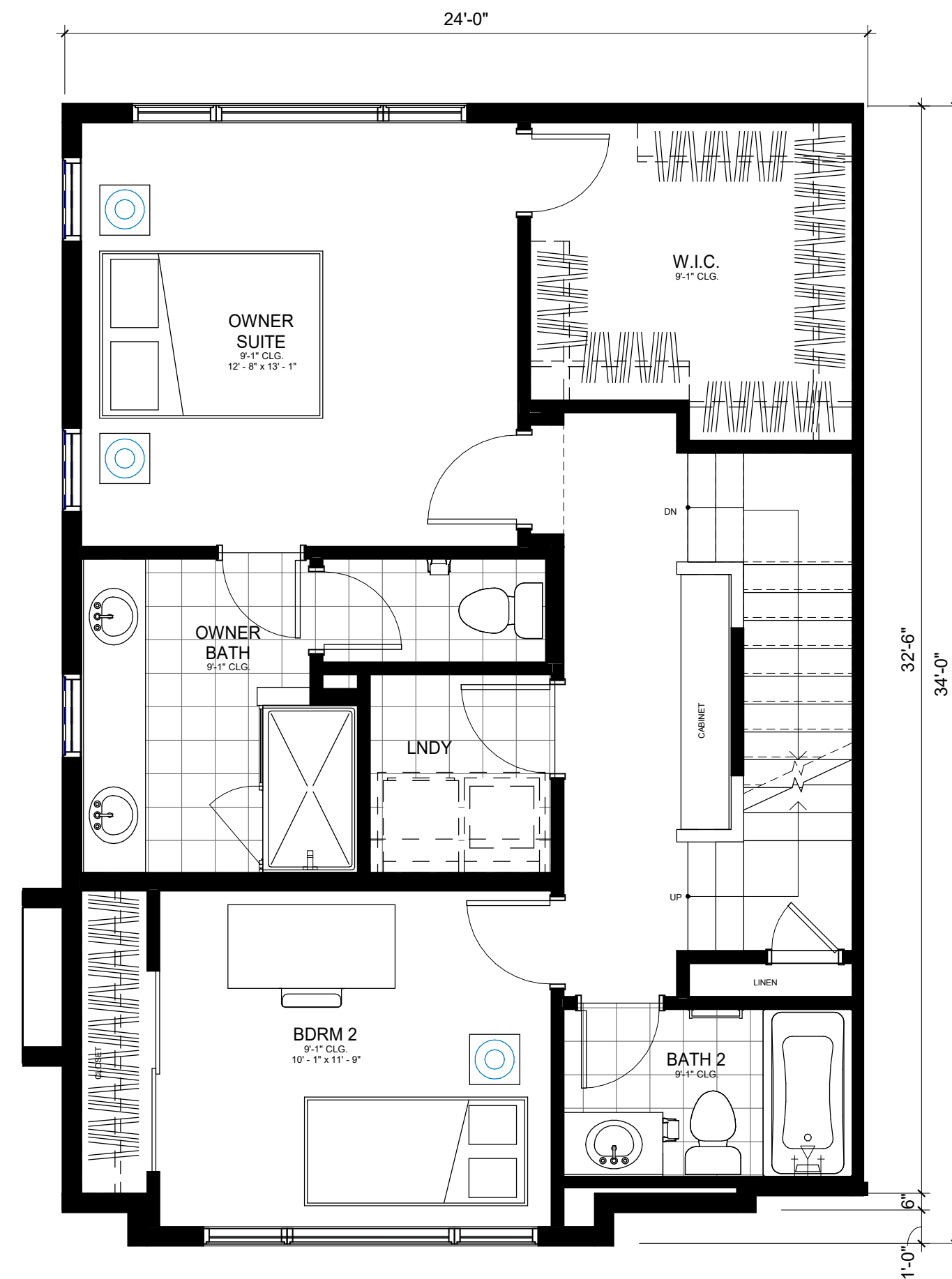
JOB NO 1590.004  
DATE 01/29/21  
10900 NE 8th Street #1120  
Bellevue, WA 98004  
425.453.5388

A.21

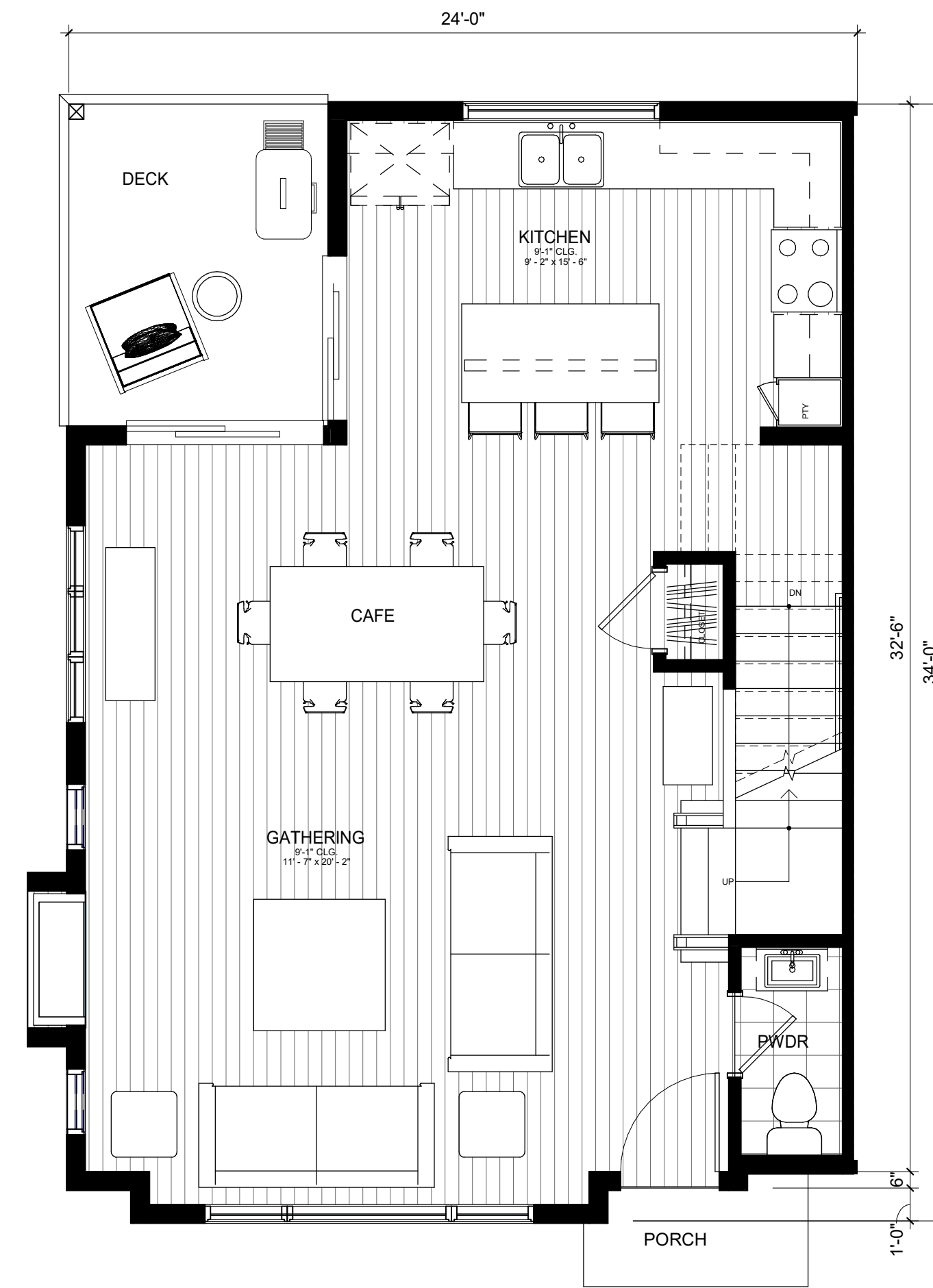




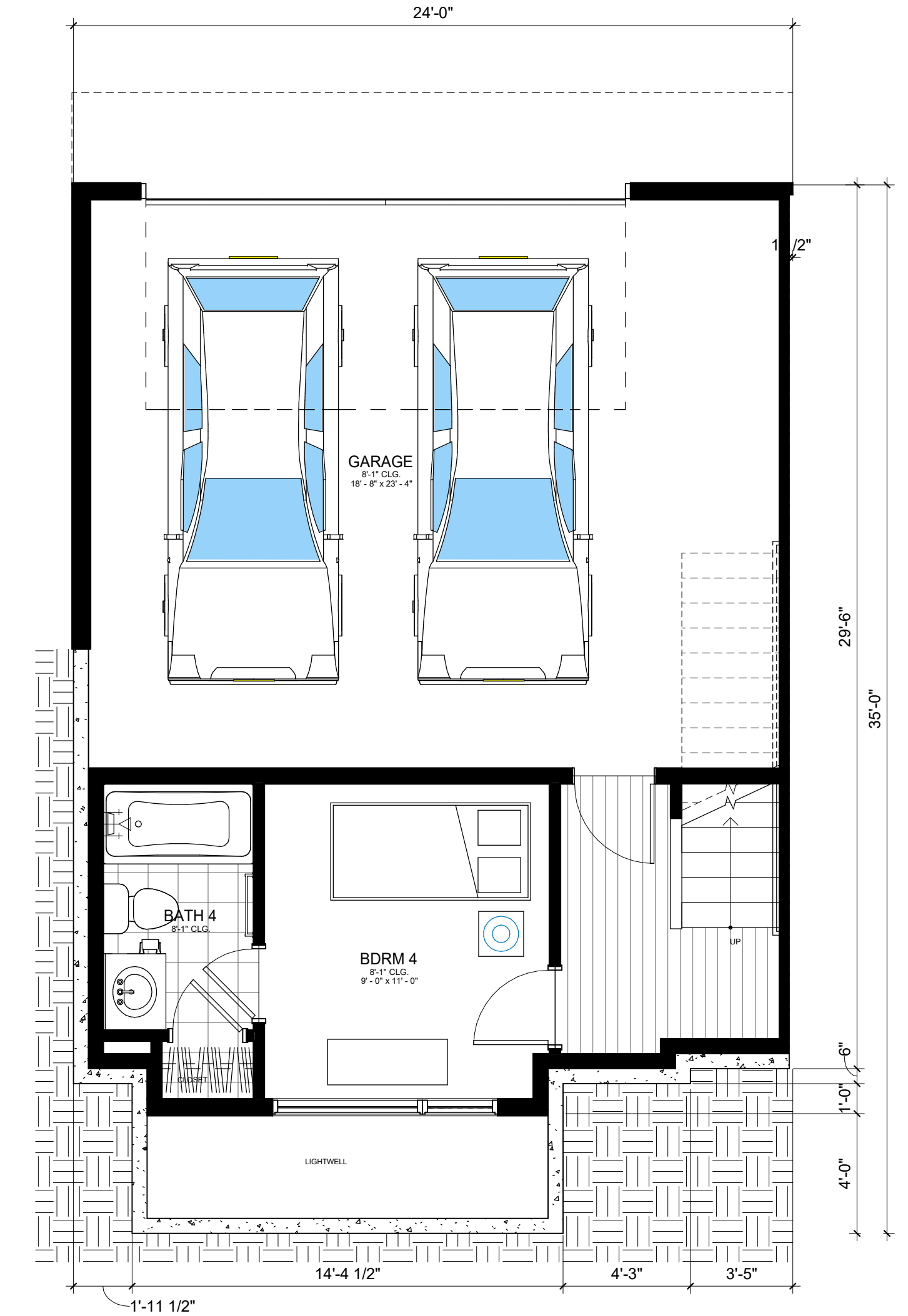
④ UNIT PLAN 6 - 3RD FLOOR  
1/4" = 1'-0"



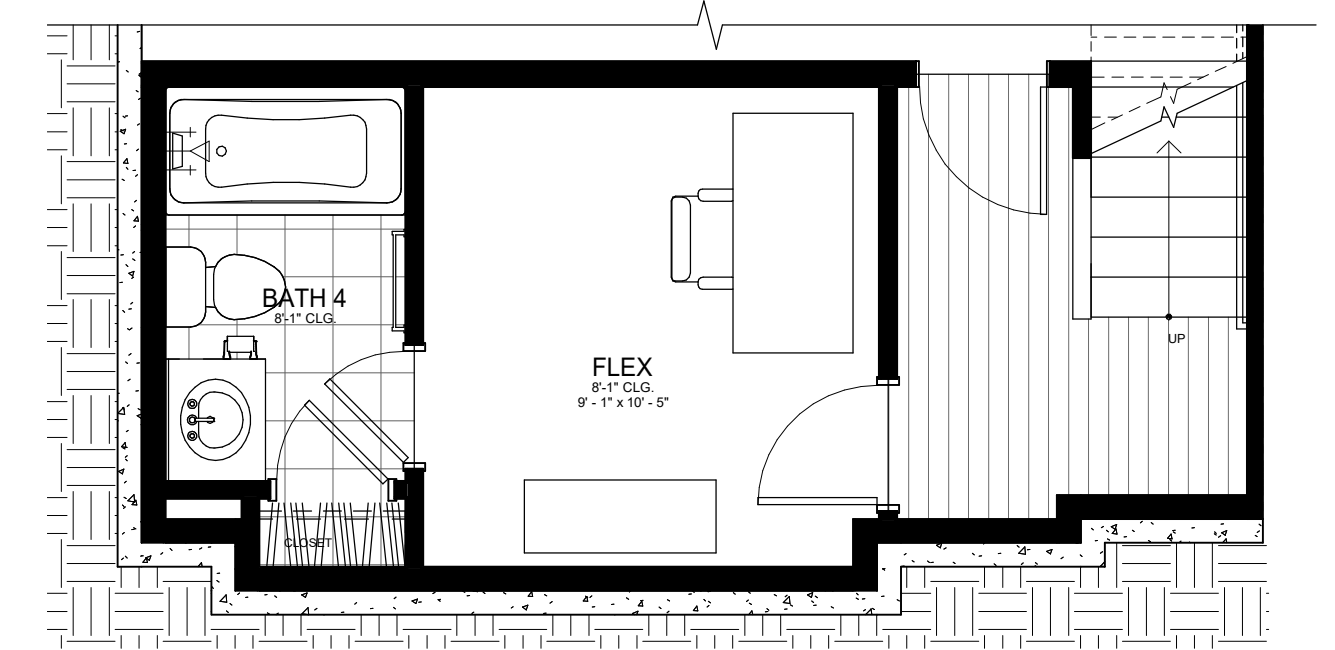
③ UNIT PLAN 6 - 2ND FLOOR  
1/4" = 1'-0"



② UNIT PLAN 6 - 1ST FLOOR  
1/4" = 1'-0"



① UNIT PLAN 6 - LOWER LEVEL  
1/4" = 1'-0"



⑤ UNIT PLAN 6.2 @ B6, B9, & B10 - LOWER LEVEL  
1/4" = 1'-0"

Unit Area	Unit Type
Level	6
First Floor	677.68
Second Floor	748.98
Third Floor	506.23
<b>Total SF</b>	<b>1932.89</b>

## UNIT 6 PLANS



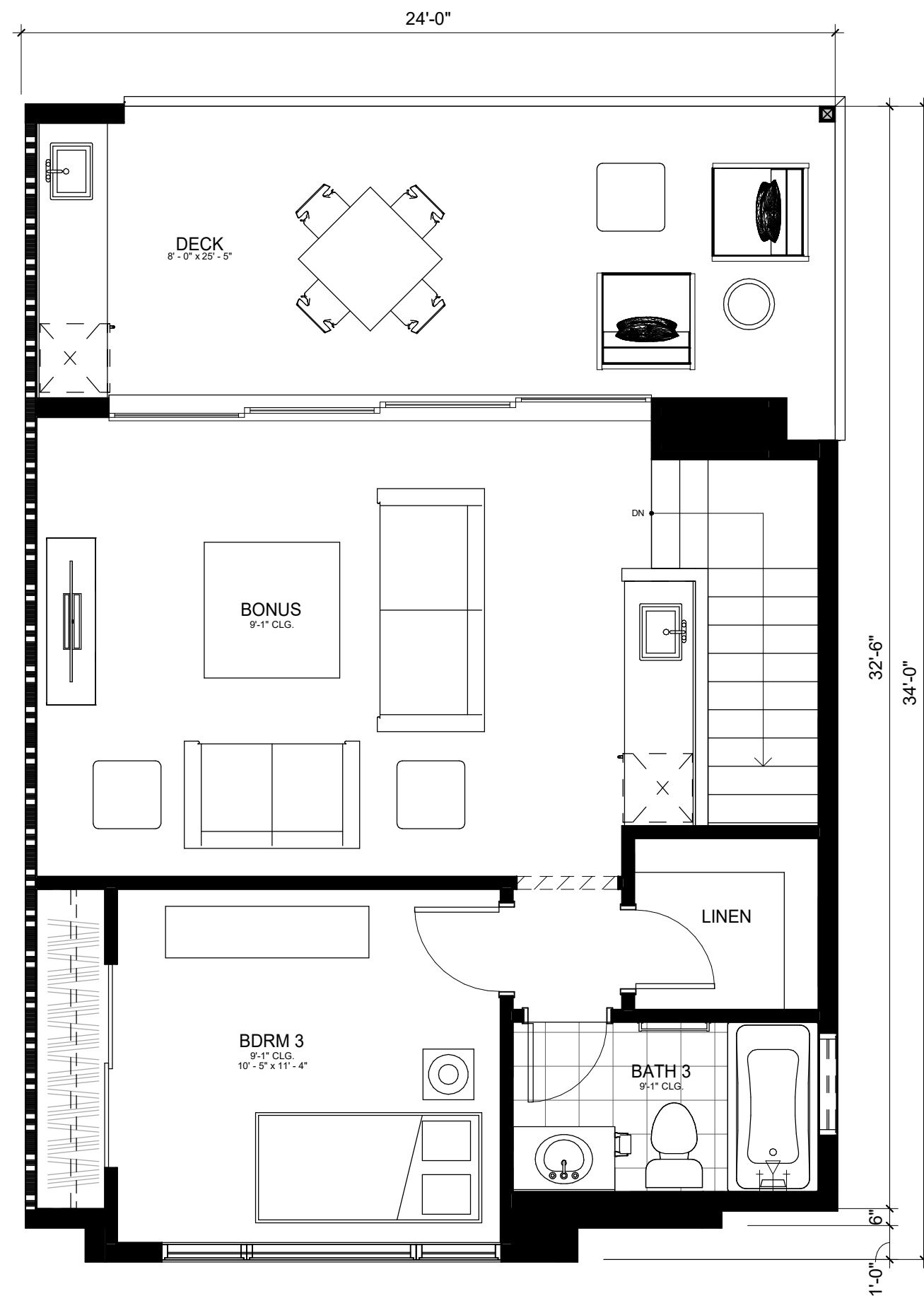
88 DEGREES

BELLEVUE, WA

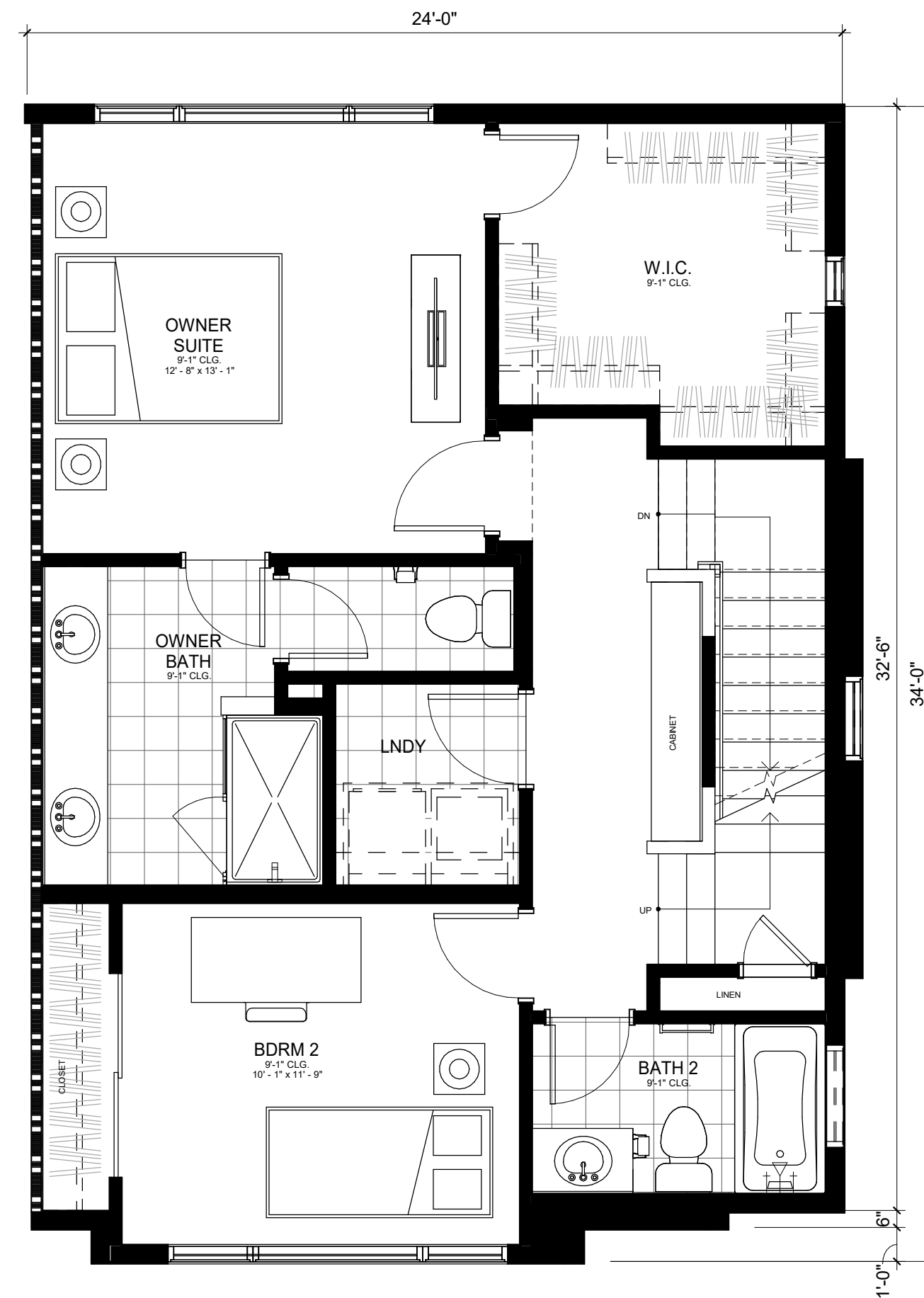


JOB NO 1590.004  
DATE 01/29/21  
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Bellevue, WA 98004  
425.453.5388

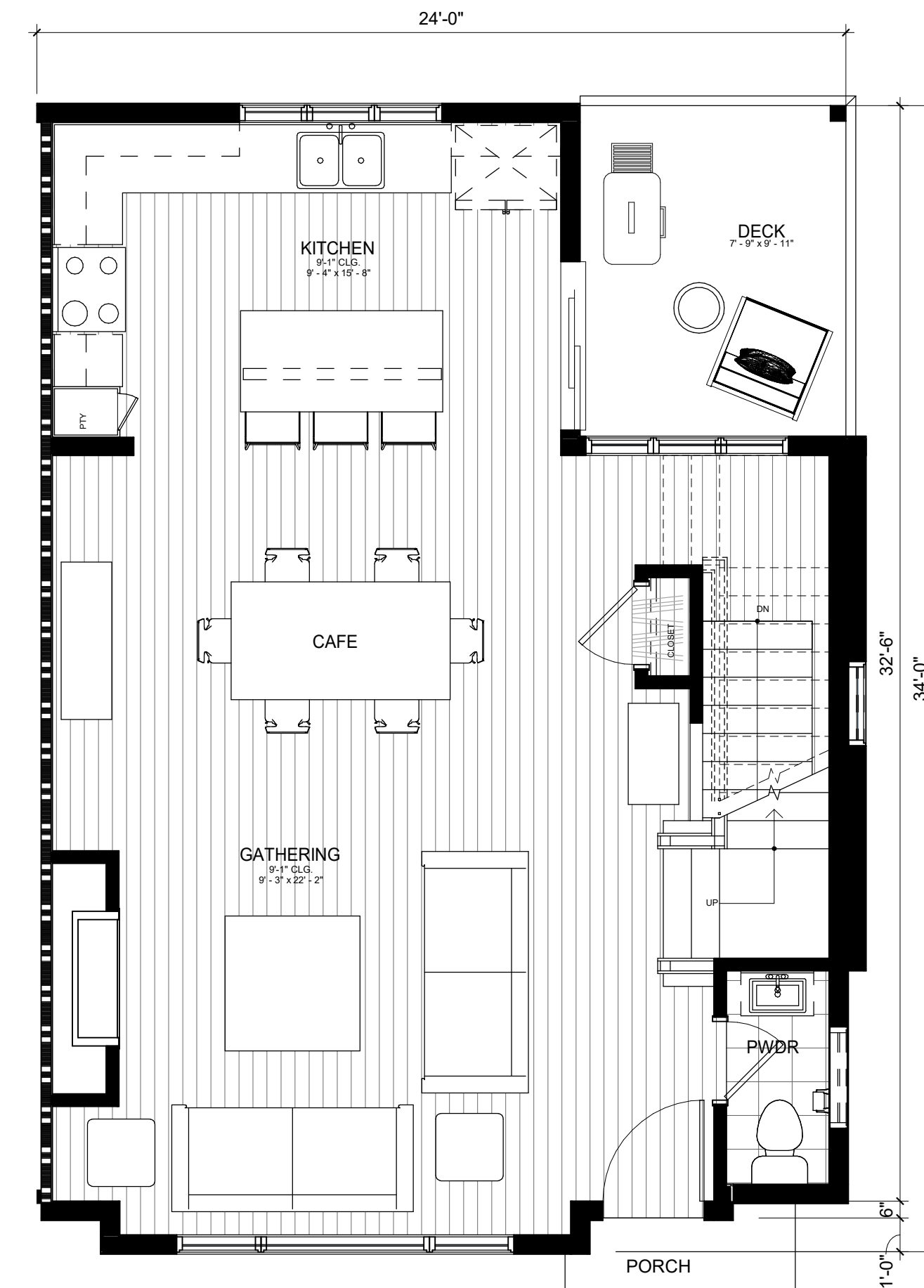
A.22



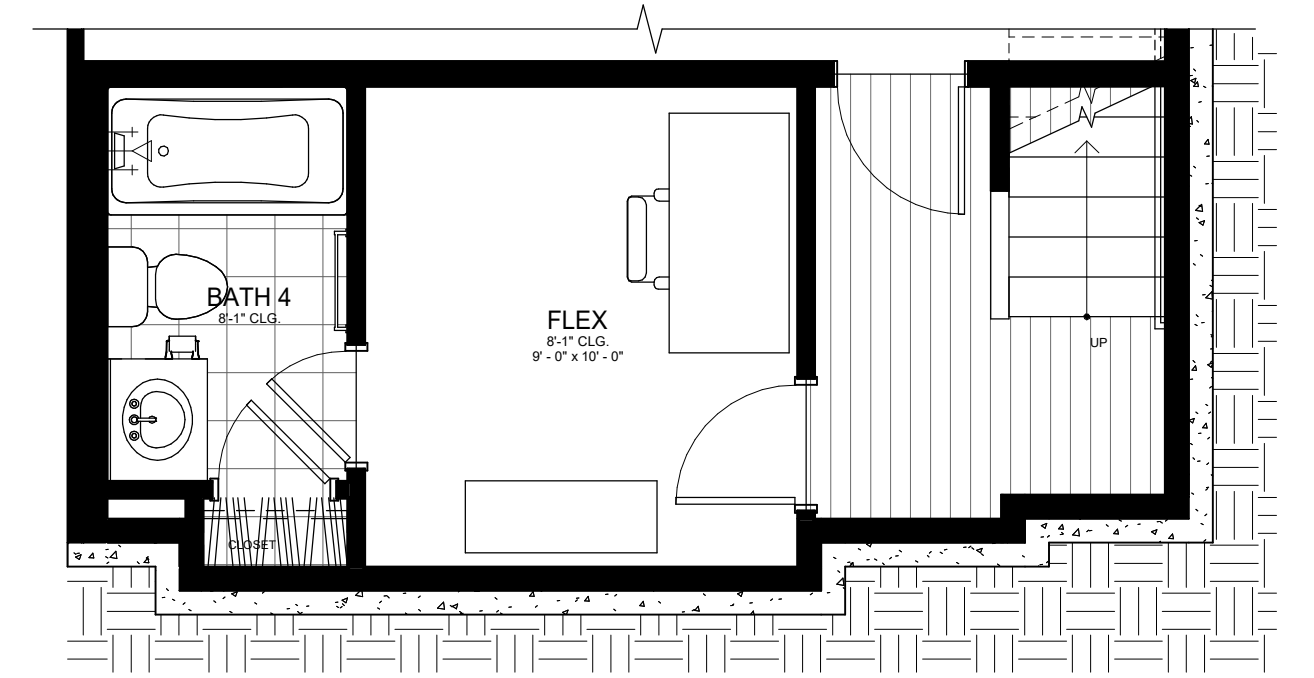
④ UNIT PLAN 6.1 - 3RD FLOOR  
1/4" = 1'-0"



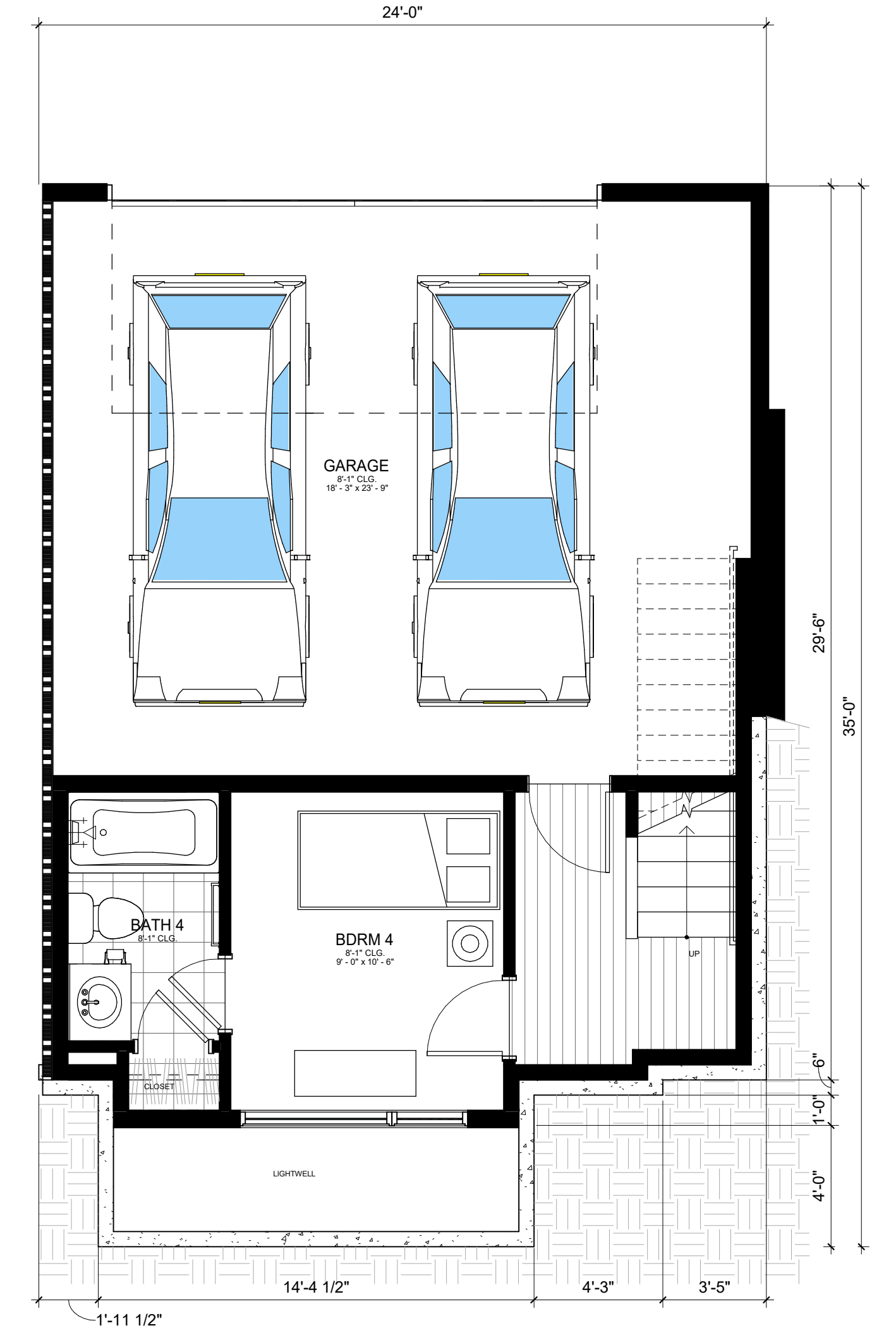
③ UNIT PLAN 6.1 - 2ND FLOOR  
1/4" = 1'-0"



② UNIT PLAN 6.1 - 1ST FLOOR  
1/4" = 1'-0"



UNIT PLAN 6.3 @ B6, B9, & B10 - LOWER  
LEVEL  
1/4" = 1'-0"



① UNIT PLAN 6.1 - LOWER LEVEL  
1/4" = 1'-0"

Unit Area	Unit Type
Level	6
First Floor	677.68
Second Floc	748.98
Third Floor	506.23
<b>Total SF</b>	<b>1932.89</b>

## UNIT 6.1 PLANS



88 DEGREES

BELLEVUE, WA



JOB NO 1590.004  
DATE 01/29/21  
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Bellevue, WA 98004  
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A.23





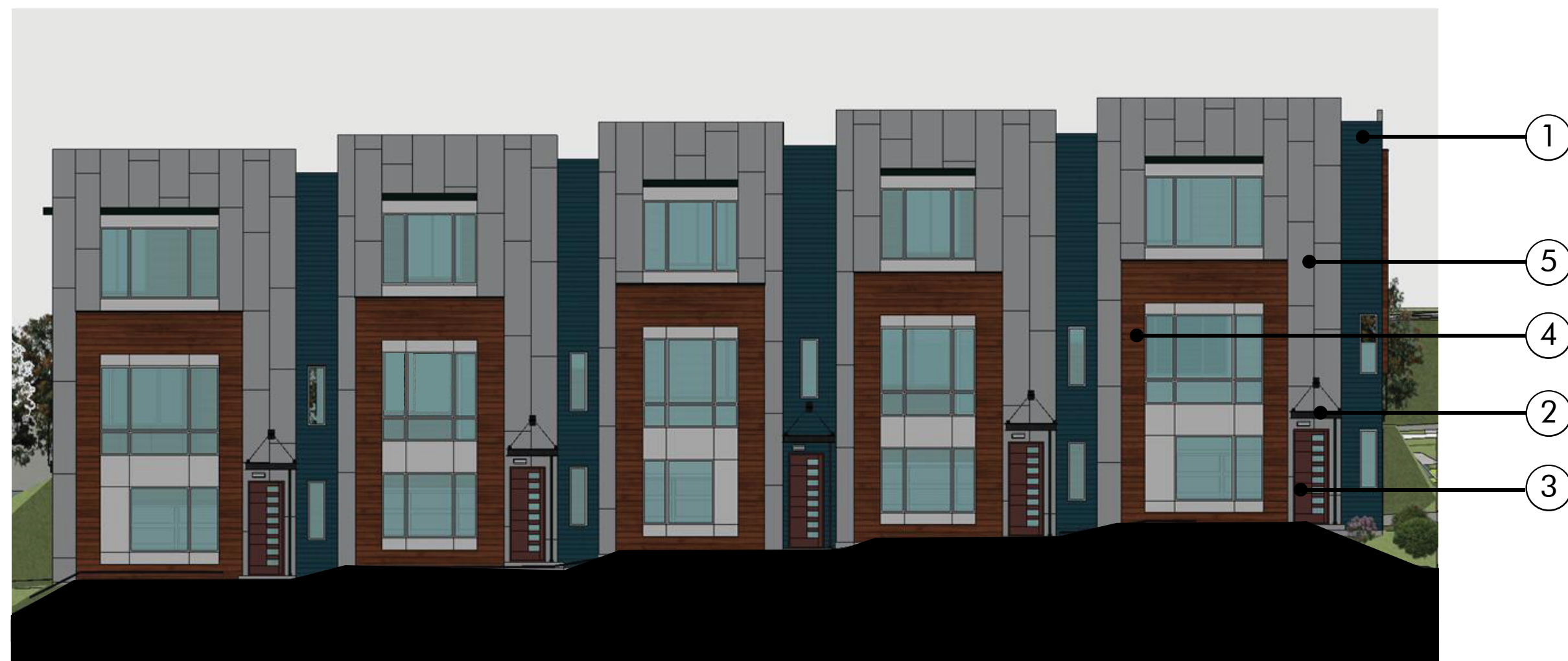
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

1



*Sherwin Williams*  
SW 9142 Moscow Midnight  
Material: Fiber Cement Board

2



*Sherwin Williams*  
SW 6258 Tricorn Black  
Material: Cementitious Lap Siding  
Aluminum Railing  
Metal Awning  
Glass Garage Door

3



*Sherwin Williams*  
SW 7583 Wild Currant  
Material: Wood Front Door

4

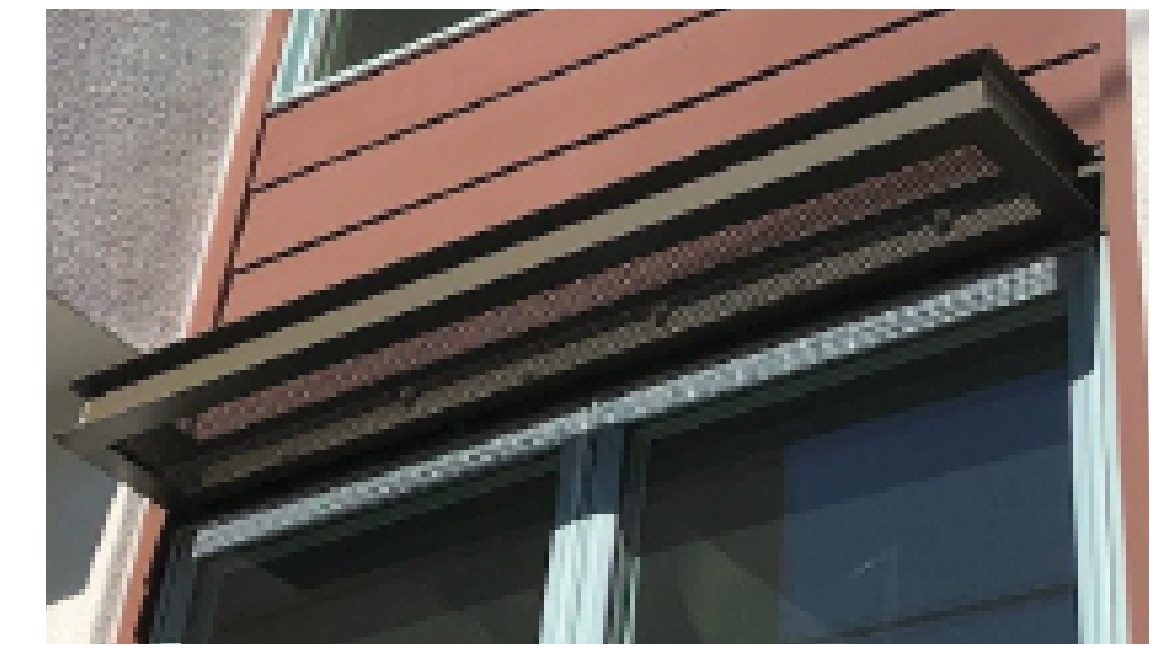


*Allura Lap Siding*  
Mahogany  
Material: Fiber Cement Lap Siding

5



*Sherwin Williams*  
SW 6254 Lazy Gray  
Material: Fiber Cement Board  
Wood Detail;  
Stub Road Fencing



Metal Awning



Metal Railing

## EXTERIOR ELEVATIONS

### COLORS AND MATERIALS



88 DEGREES

BELLEVUE, WA



JOB NO 154000  
DATE 09/20/2018  
10000 00000 00000 00000  
00000 00000 00000 00000

A.24